

# Sierra Reflections

Common Open Space  
Tentative Subdivision Map

**Bowman**

Krater  
Consulting  
Group



Washoe County Planning Commission  
January 6, 2026



# New Site Plan

2025 Plan

759.69 Acres in 29 Parcels

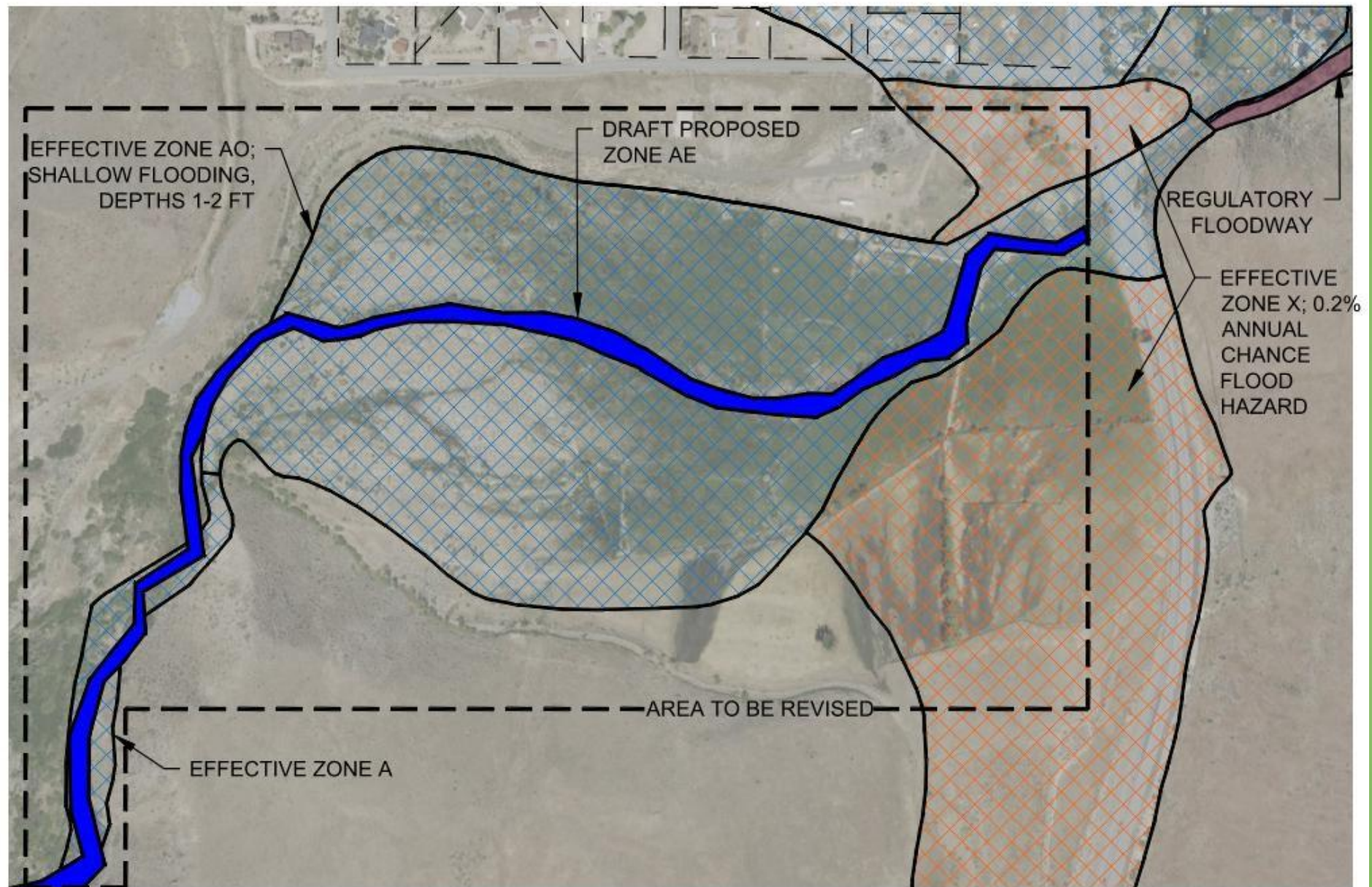
940 Lots/Units

1.24+/- DU/AC

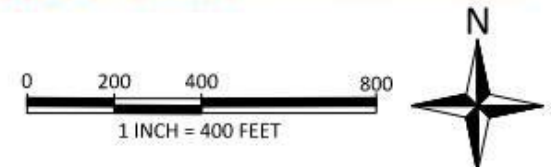
All homes are SF detached



# Regulatory Flood Zones



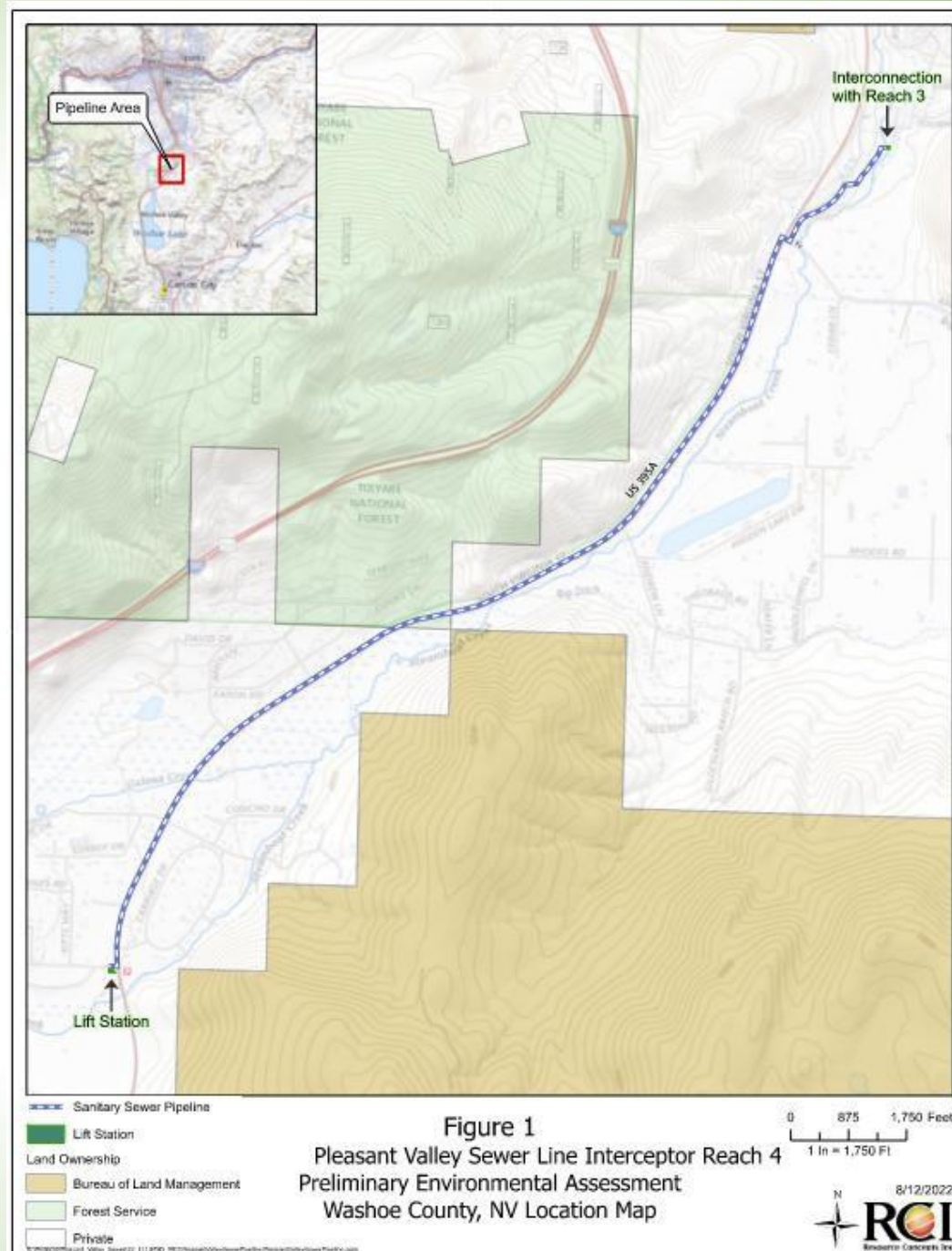
NOTES:  
1. MODELING RESULTS SHOWN IN FIGURE ARE PRELIMINARY AND NOT FINAL.



# Reach IV Sewer Main

The developer is responsible to extend the sewer main from Reach III, near the Steamboat Spa to the project site.

Sewer will be extended up St James' Parkway to provide long anticipated and planned service to St. James' Village.



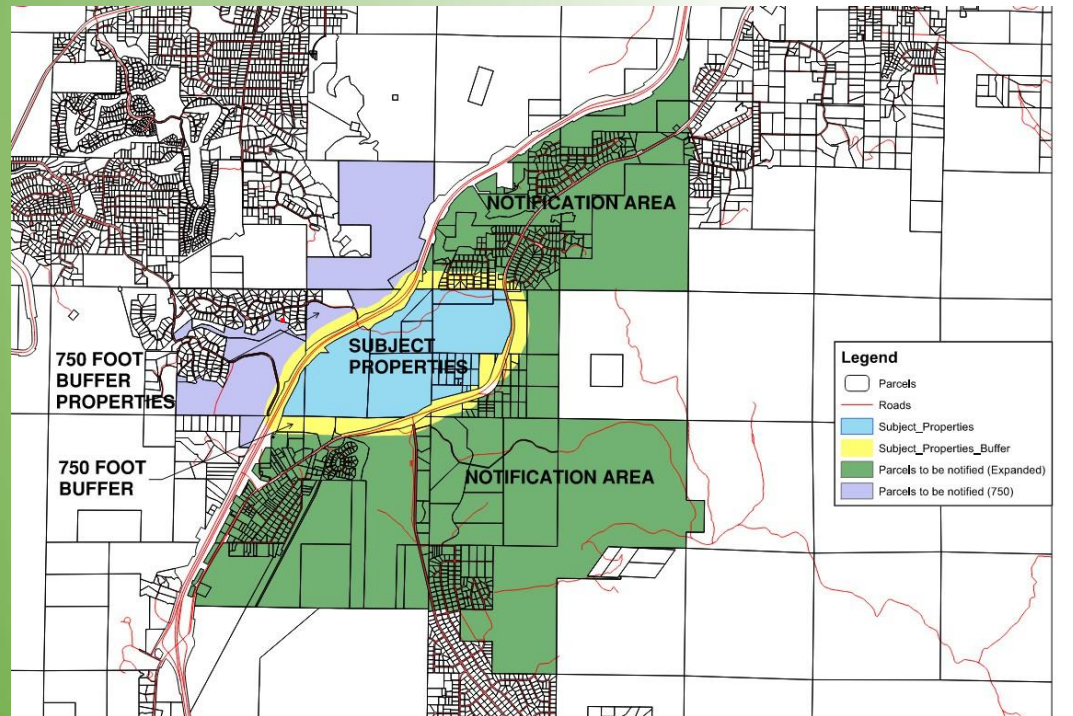


1. 1/4 AC LOTS  
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 100. 1/4 AC LOTS

- LANDSCAPE REQUIREMENTS**
1. Refer to Washoe County Ordinance requirement beyond those in
  2. Street tree (one street)
  3. Evergreen tree or shrub (one)
  4. Deciduous tree or shrub (one)
  5. ...

# Vicinity Map & Notification Area

759.69 Acres in 29 Parcels  
Owner – World Properties, Inc.

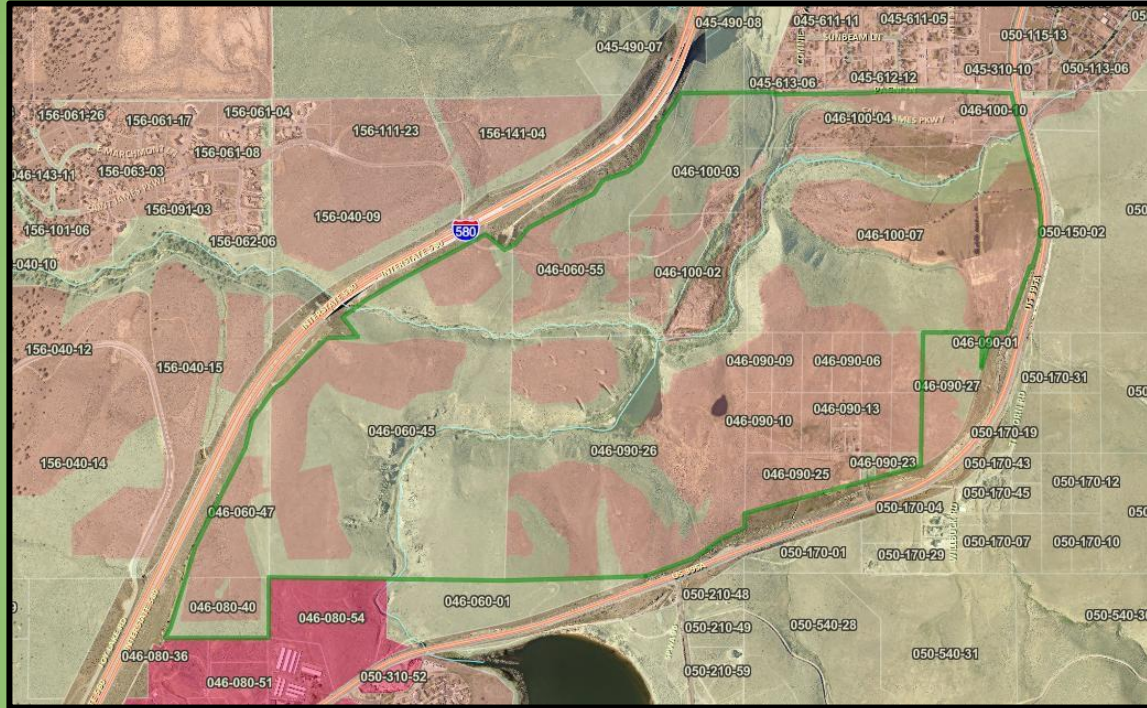


Notification Area



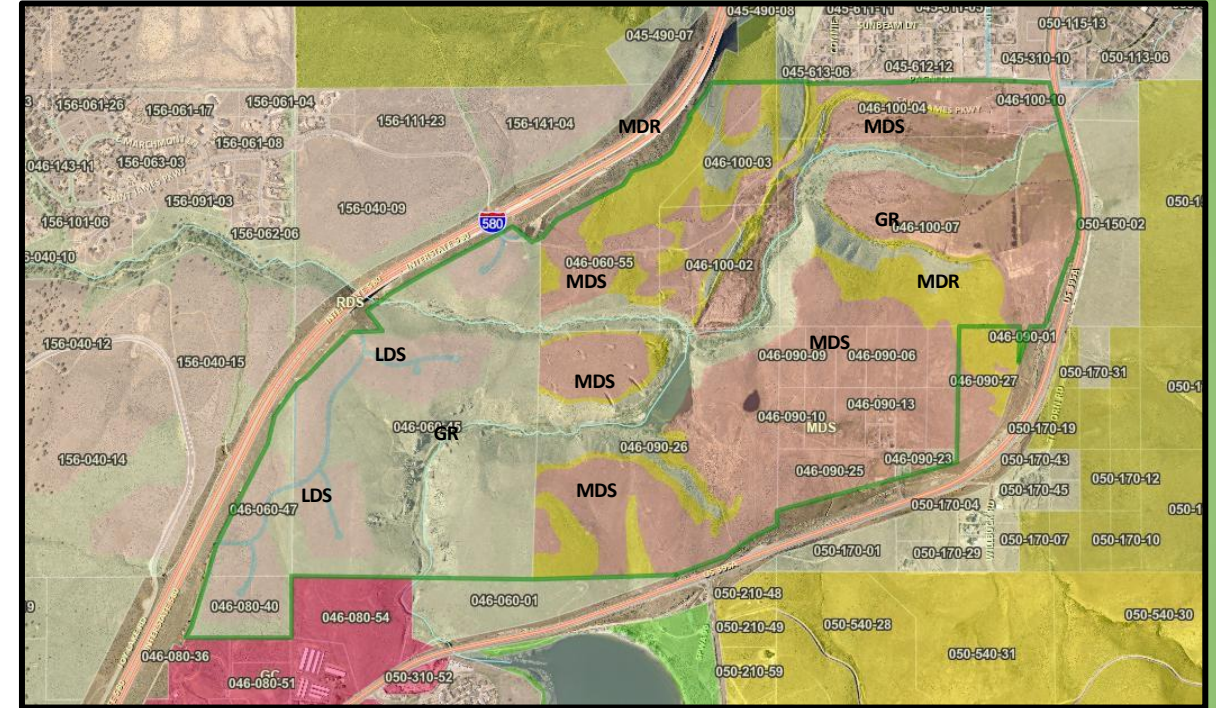
# Master Plan & Zoning

## Existing Master Plan Designations



- Suburban
- Rural and Rural Reserve

## Existing Zoning Designations



### Zoning Designation (Allowed Density)

<span style="display: inline-block; width: 20px; height: 10px; background-color: #c0392b; margin-right: 5px;"></span> MDS – Medium Density Suburban (3 DU/AC)	328.49+/- AC	985 Lots
<span style="display: inline-block; width: 20px; height: 10px; background-color: #95a5a6; margin-right: 5px;"></span> LDS – Low Density Suburban (1 DU/AC)	73.65+/- AC	73 Lots
<span style="display: inline-block; width: 20px; height: 10px; background-color: #f1c40f; margin-right: 5px;"></span> MDR – Medium Density Rural (1DU/5 AC)	95.75+/- AC	19 Lots
<span style="display: inline-block; width: 20px; height: 10px; background-color: #95a5a6; margin-right: 5px;"></span> GR – General Rural (1 DU/40 AC)	253.90+/- AC	6 Lots
<span style="display: inline-block; width: 20px; height: 10px; background-color: #95a5a6; margin-right: 5px;"></span> PSP – Public-Semi Public (0 DU/AC)	7.90+/- AC	0 Lots
<b>Total Lots Allowed Per Zoning</b>		<b>1,083 Lots</b>

# WCDC - Article 408

## Common Open Space Development

**Section 110.408.00 Purpose.** The purpose of this article, Article 408, Common Open Space Development, is to set forth regulations to permit variation of lot size, including density transfer subdivisions, in order to preserve or provide open space, protect natural and scenic resources, achieve a more efficient use of land, minimize road building, and encourage a sense of community.

**Section 110.408.05 Applicability.** Common open space development may be allowed in any residential land use category or any general, office or tourist commercial regulatory zone.

### **Section 110.408.20 Density and Intensity.**

- (a) Residential. The total number of dwelling units in the proposed common open space development shall not exceed the total number of dwelling units allowed by the underlying regulatory zones(s). The gross site area may include more than one (1) parcel.

# Site Plan

- 940 lots of various sizes are proposed in the plan.

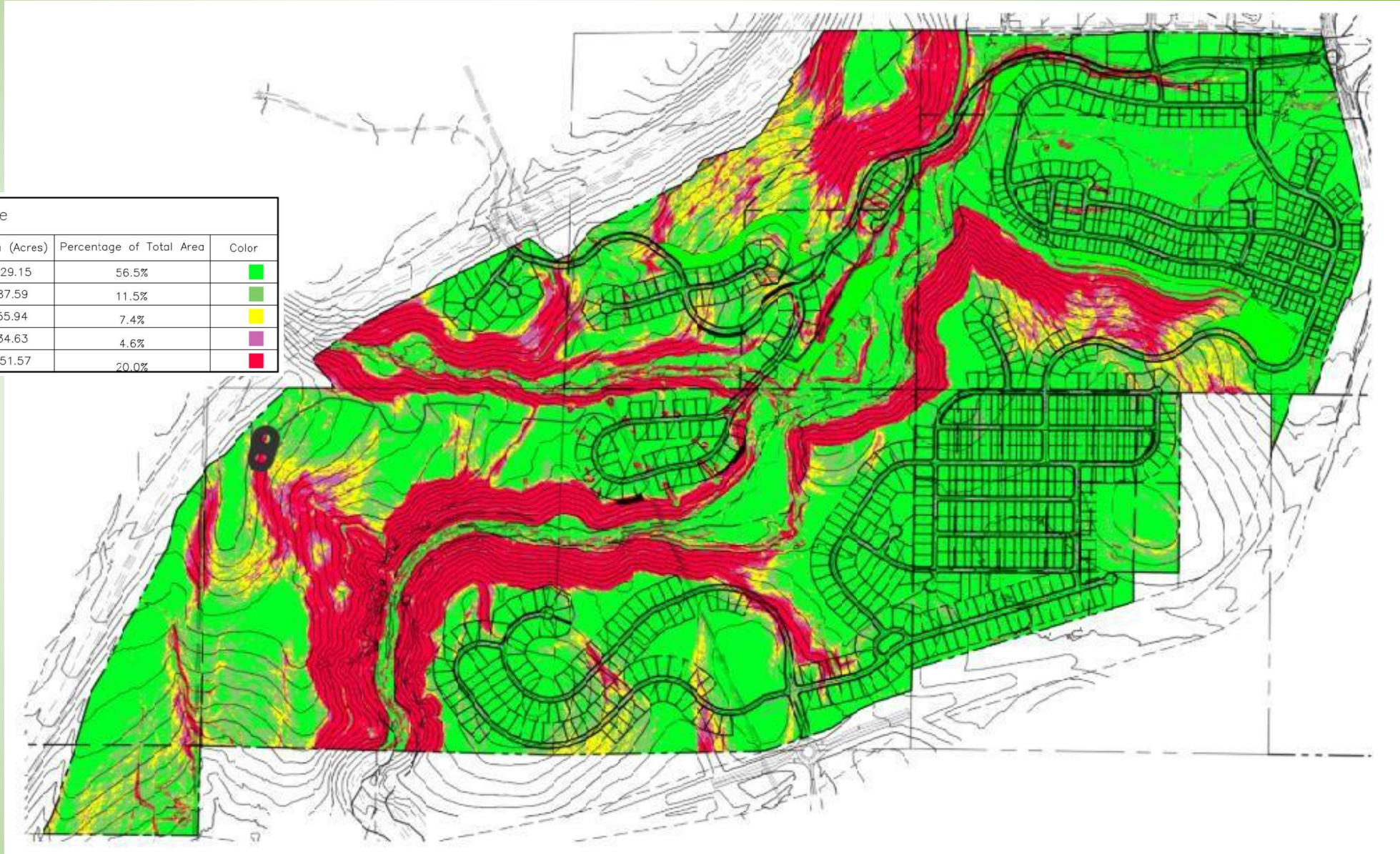
Approximately 60% of the site (450+ acres) is expected to be in open space containing trails and open land, managed by the HOA.



# Slope Analysis Exhibit

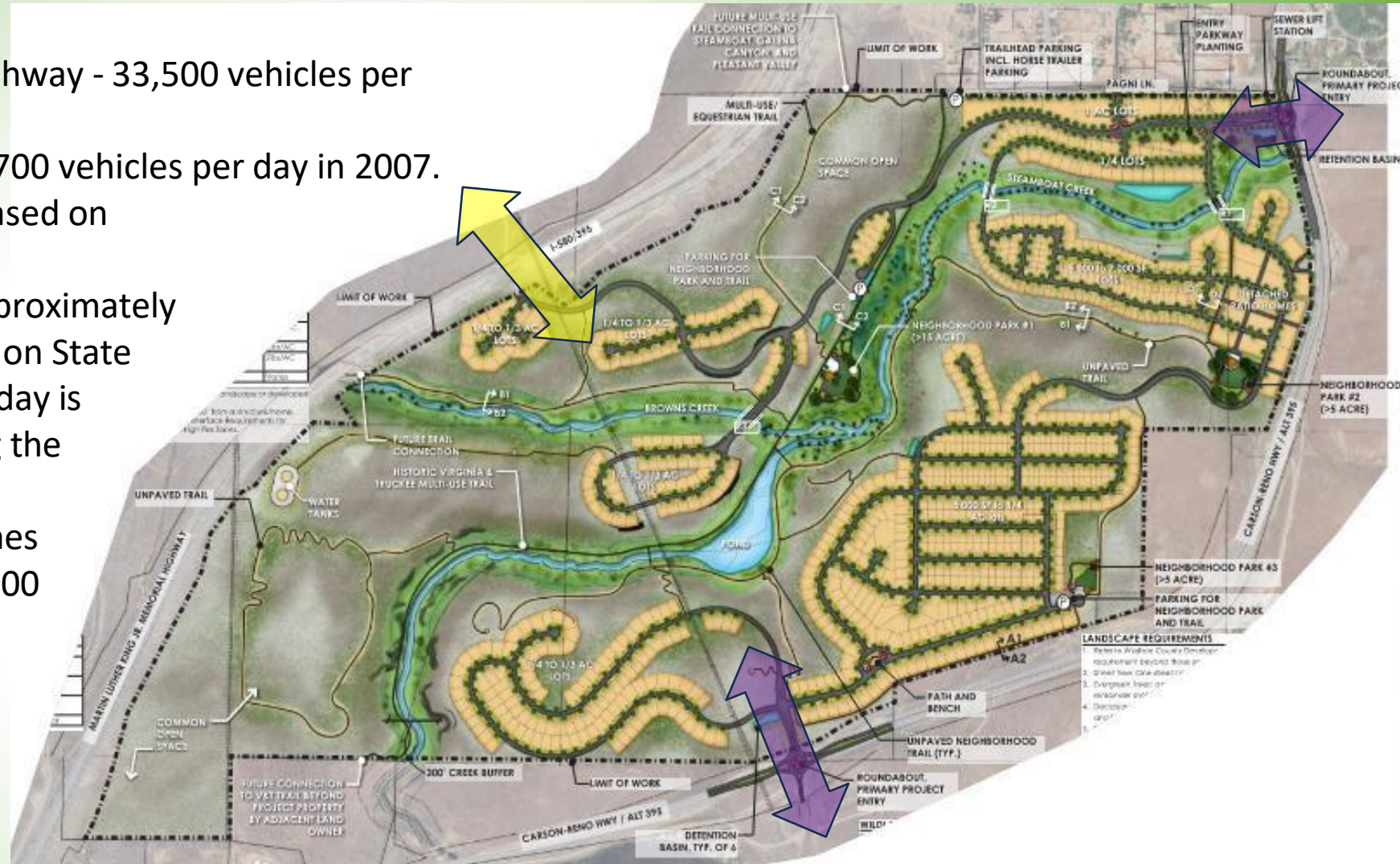
Slopes Table

Number	Minimum Slope	Maximum Slope	Area (SF)	Area (Acres)	Percentage of Total Area	Color
1	0.00%	15.00%	18693568.96	429.15	56.5%	Light Green
2	15.00%	20.00%	3815486.78	87.59	11.5%	Medium Green
3	20.00%	25.00%	2436745.93	55.94	7.4%	Yellow
4	25.00%	30.00%	1508627.93	34.63	4.6%	Purple
5	30.00%	Vertical	6602346.74	151.57	20.0%	Red



# Site Access

- Historical traffic volumes on State Highway - 33,500 vehicles per day in 2011
- NDOT reported a peak volume of 37,700 vehicles per day in 2007.
- Now carries 7,200 vehicles per day based on
- NDOT's latest reporting
- At build-out, project will generate approximately
- 7,500 vehicles per day heading north on State
- Highway. Another 1,800 vehicles per day is
- expected from St. James Village using the
- new connection
- All together, US 395A north of St. James
- Pkwy would carry approximately 16,500
- vehicles per day,



**Traffic Volume will be about ½ the volume before the freeway opened**

# Parks



# Trails & OS

- Over 8.5 miles of trails.
- V&T Multi-Use Trail
- Equestrian Trail
- Access and Parking
- Access paralleling Steamboat and Browns Creek and additional trails linking neighborhood.



## PRELIMINARY TRAIL PLAN LEGEND

- PUBLIC ACCESS PAVED MULTI-USE TRAIL (2.2 MI)
- PUBLIC ACCESS UNPAVED TRAIL (2.0 MI)
- PUBLIC ACCESS EQUESTRIAN TRAIL (1.0 MI)
- NEIGHBORHOOD UNPAVED TRAIL (3.7 MI)

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- PUBLIC ACCESS UNPAVED TRAIL (2.0 MI)
- PUBLIC ACCESS EQUESTRIAN TRAIL (1.0 MI)
- NEIGHBORHOOD UNPAVED TRAIL (3.7 MI)

TIONS



# Safe Routes to School Program

## Safe Routes

- 1 Sidewalk on Pagni to Kitts (On S. Side)
- 2 Crosswalk @ East side of Kitts / Pagni, so long as no parking on East side of Kitts.
- 3 Extend School Zone / Flashers on Kitts
- 4 RRFB East Side Surrey / Kitts @ Existing Crosswalk. Enhance visibility of Stop Sign
- 5 School Flasher +/- 250' S of Laramie / Surrey
- 6 Crosswalk West Side of Surrey / Kitts (Parents)
- 7 Crosswalk Galena Pines Across Kitts (South Side)



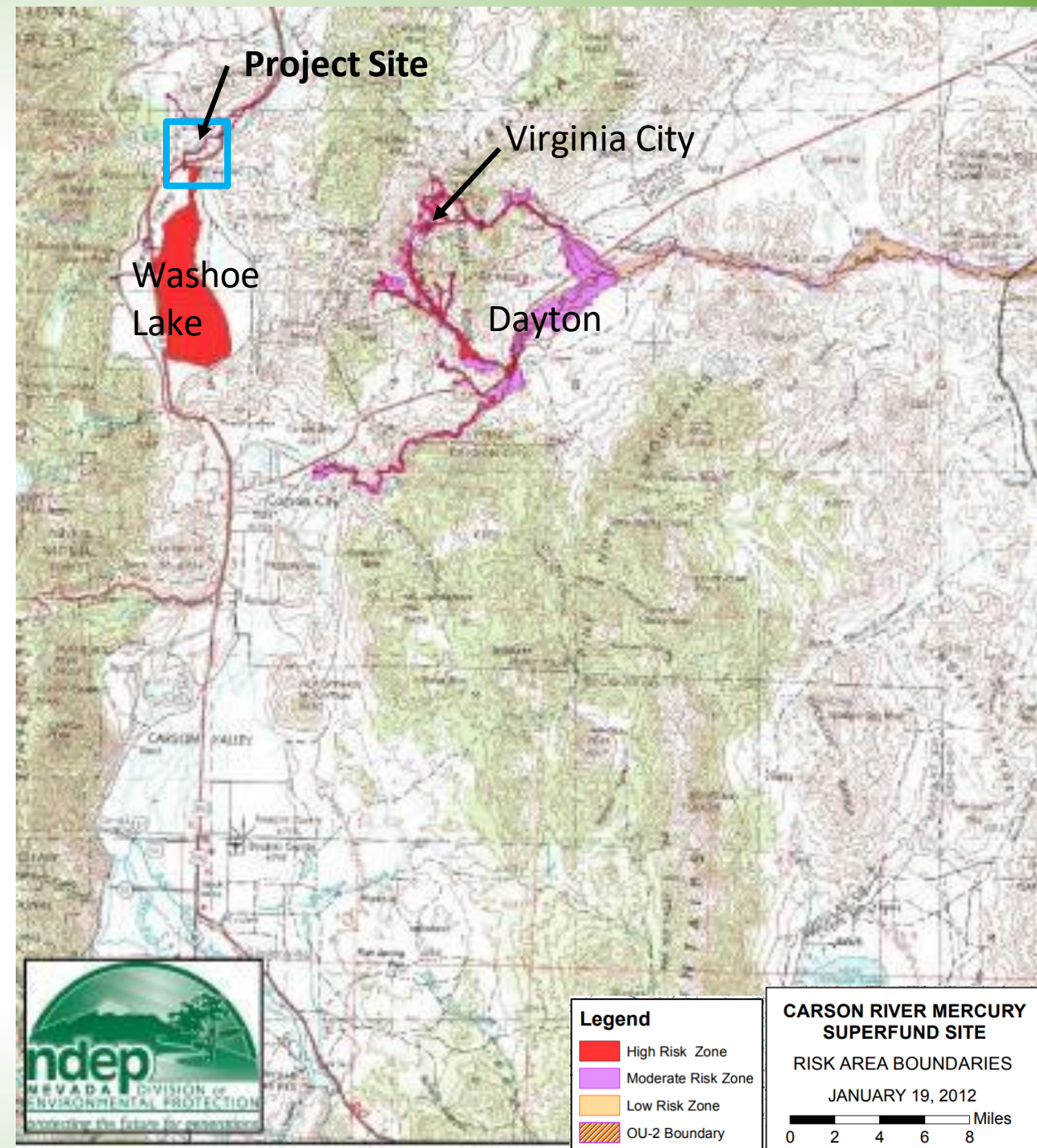
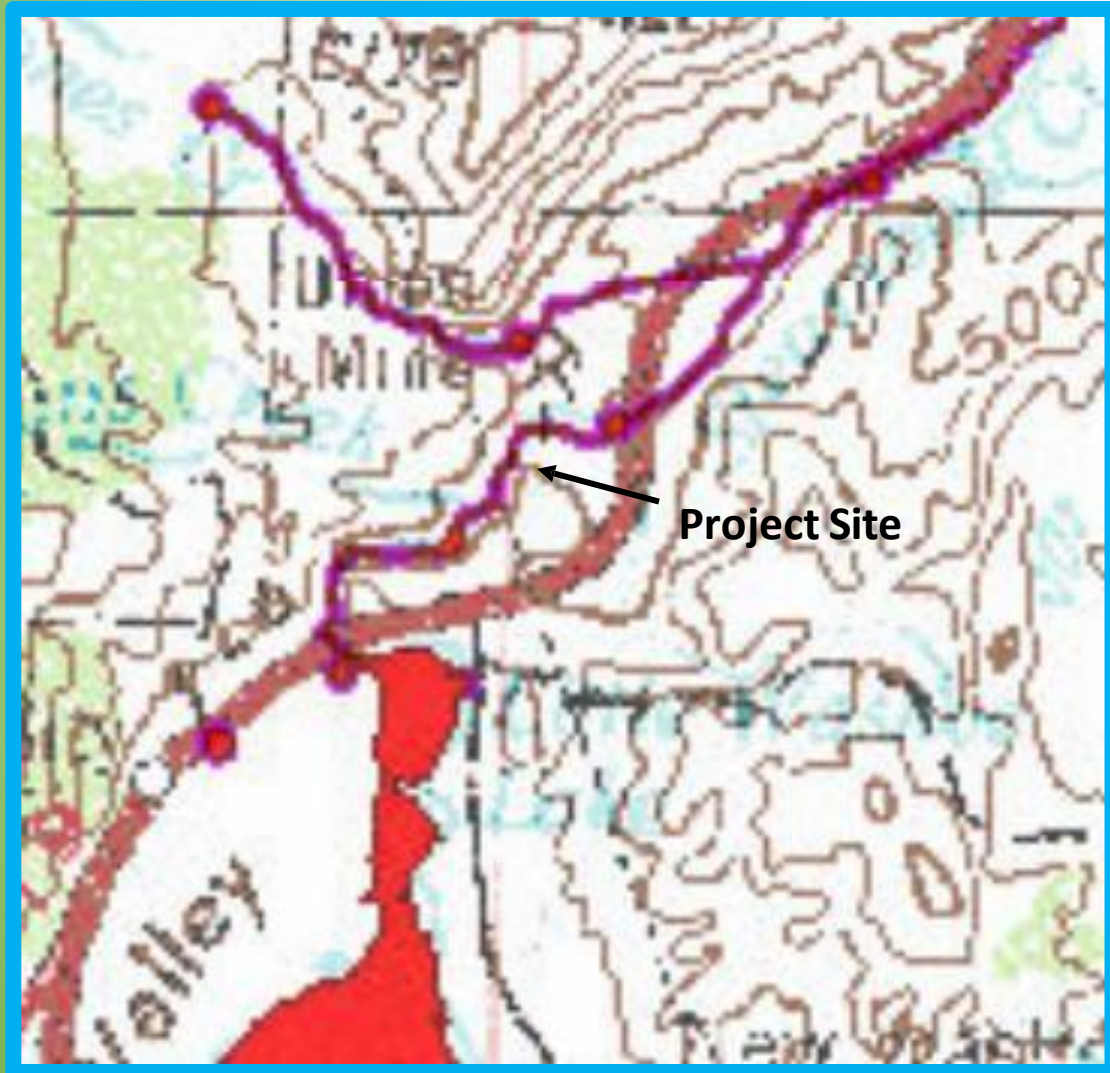
# Meadows Area

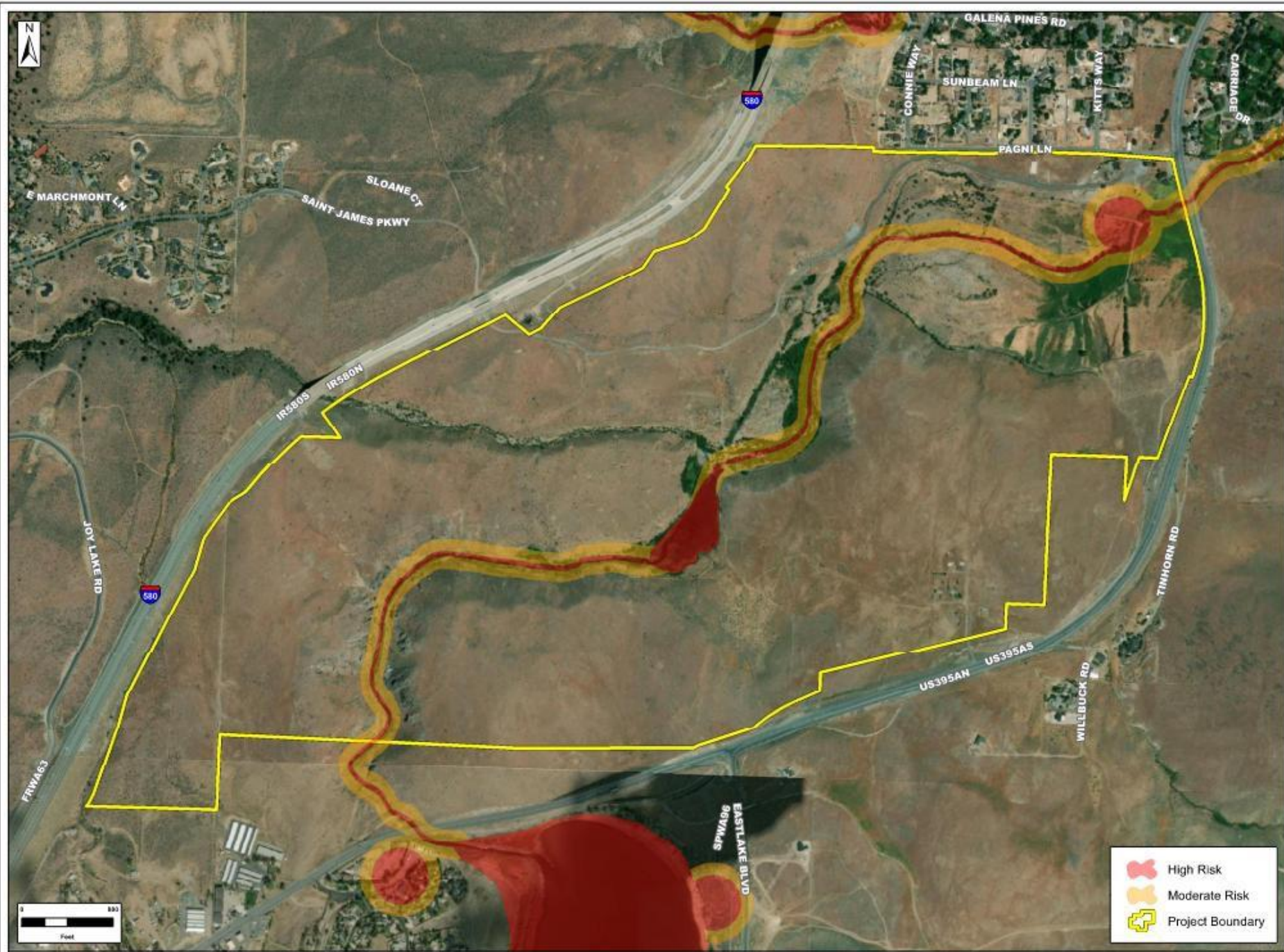
- Development remains outside of sensitive and critical stream zones (per Article 424)
- Min 300-foot SHR buffer with 400 – 500 feet provided in many areas.
- 1 acre lot buffer area to properties to north and transition to smaller lots south of St. James Parkway and across Steamboat Creek.



# Carson River Mercury Superfund Site

—Carryover Effect from Comstock Mining





**FIGURE 2**

TITLE:  
**SITE MAP**  
 -SHOWING-  
**CRMS Zones**  
**Sierra Reflections Subdivision**  
**New Washoe City,**  
**Washoe County, NV**

JOB NO.:  
**KKC012**

DATE:  
**11/17/2023**

FILE:  
**Fig 2 - CRMS Site Map**

COORDINATE SYSTEM:  
**NAD 1983 UTM Zone 11N**

REF:  
 DESIGNED HC

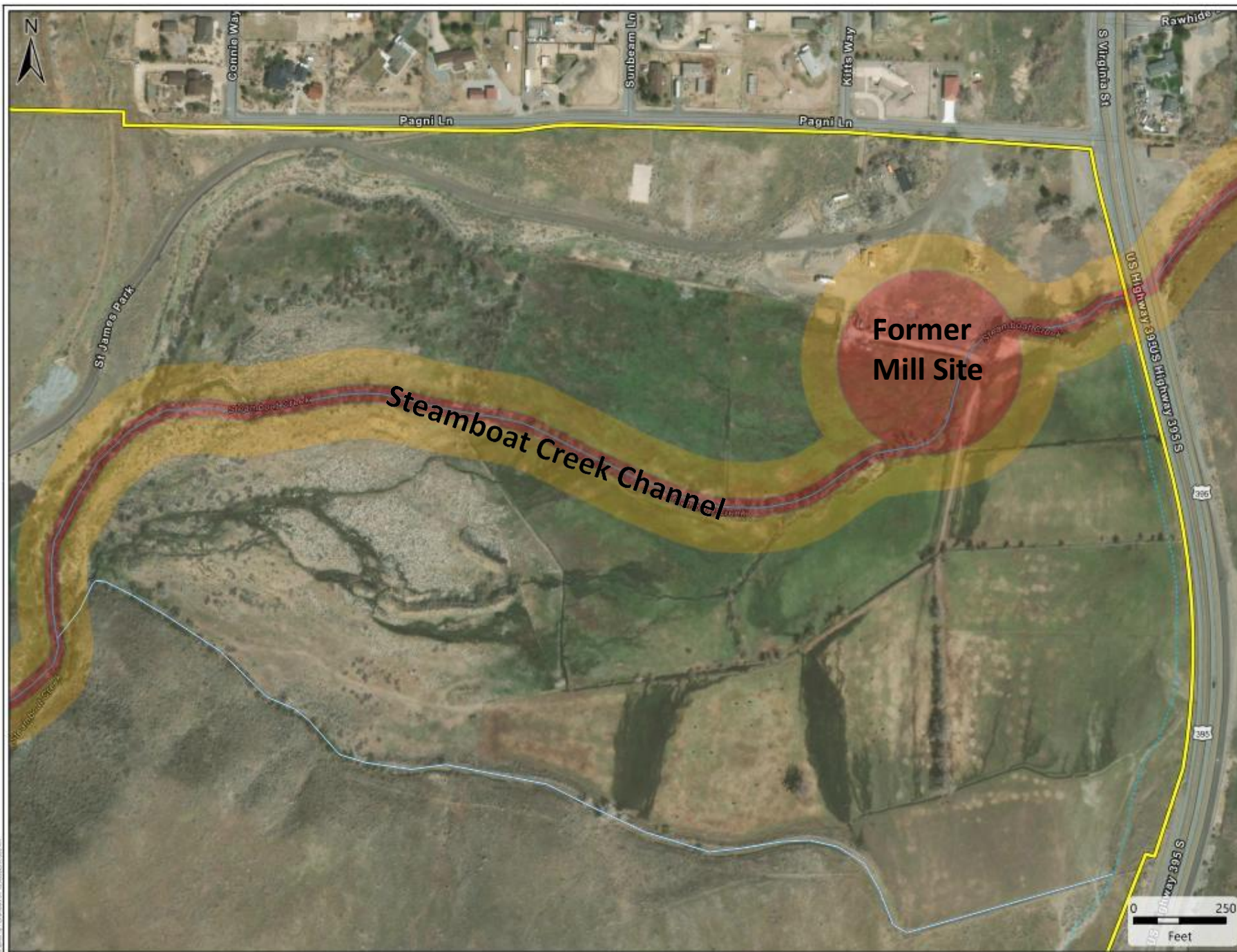
DRAWN HC

CHECKED CJ

APPROVED CJ

REVISION:  
 --





**FIGURE 1**

CRMS Zone in the Meadow Area  
 Sierra Reflections Subdivision  
 New Washoe City, Washoe County, NV

- CRMS Zones**
- █ High Risk
  - █ Moderate Risk
  - Project Boundary
- USGS National Hydrography Dataset**
- ~ Canal Ditch
  - ~ Ephemeral Stream
  - ~ Perennial Stream

Client: World Properties Inc.  
 Project Code: KKC012  
 NAD 1983 UTM Zone 11N  
 H.Chambers 12/30/2025



Prepared by H.Chambers on 12/30/2025 at 10:42 AM  
 © 2025 UES, Inc. All Rights Reserved. Scale is 1:50,000. UTM Zone 11N.

# Master Plan and Code Items Supporting Common Open Space Development

SVAP Policy 3.2 – Encourages Common Open Space Development and TDR's to protect wildlife and vegetation resources

SVAP Policy 4.3 - Protection of critical source water areas

SVAP Principal 5 – regional parks and trails providing for active and passive recreation

SVAP Policy 8.1 - V&T multi-use trail can provide cultural resource education.

Article 418 – Purpose Statement, Item F states: “Encouraging common open space developments to avoid hazardous or environmentally sensitive areas, protect important habitat and open space areas, and minimize impacts on groundwater recharge areas;”

Section 110.418.35 – Further states: New residential subdivision requests with a protected perennial stream on the property are encouraged to submit in accordance with the provisions of Article 408, Common Open Space Development.

# Findings for Tentative Map

**Plan Consistency.** Consistent with the Master Plan and any specific plan;

**Design or Improvement.** That the design or improvement is consistent with the Master Plan and any specific plan;

**Type of Development.** Site is physically suited for the type of development proposed;

**Availability of Services.** Subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;

**Fish or Wildlife.** That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;

**Public Health.** That the design of the subdivision or type of improvement is not likely to cause significant public health problems;

**Easements.** That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;

**Access.** That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;

**Dedications.** That any land or improvements to be dedicated to the County is consistent with the Master Plan; and

**Energy.** That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities

# Findings for Common Open Space Development

**Preserve or Provide Open Space.** The development preserves existing steep slope areas, developmentally constrained areas, and heavily treed areas from development and provides future residents with an option for open space above and beyond any applicable minimum requirements of Article 432.

**Protect Natural and Scenic Resources.** The development identifies and protects natural and scenic resources, including but not limited to ridgelines, waterways, large diameter trees, and habitat for special status species.

**Achieve a More Efficient Use of Land.** The development utilizes density clustering to further protect and preserve open spaces.

**Minimize Road Building.** The development is designed in a manner that reduces the overall linear distance of roadways (e.g. cul-de-sacs).

**Encourage a Sense of Community.** The development provides community amenities such as trail connectivity, bike trails/walking trails, dog parks, playgrounds, pocket parks, etc.

# Findings for Special Use Permit

**Consistency.** The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;

**Improvements.** Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

**Site Suitability.** The site is physically suitable for the type of development and for the intensity of development;

**Issuance Not Detrimental.** Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and

**Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

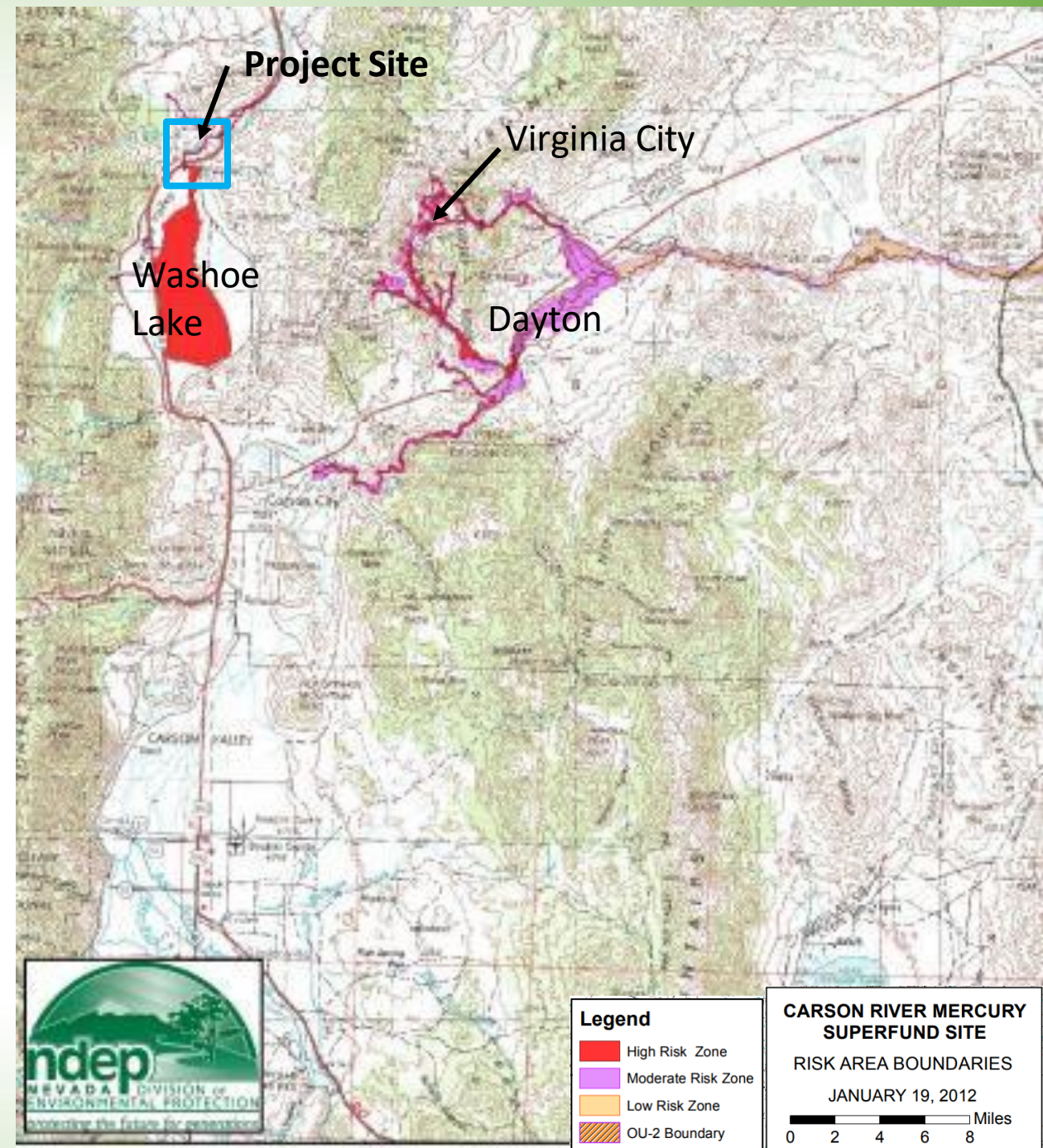
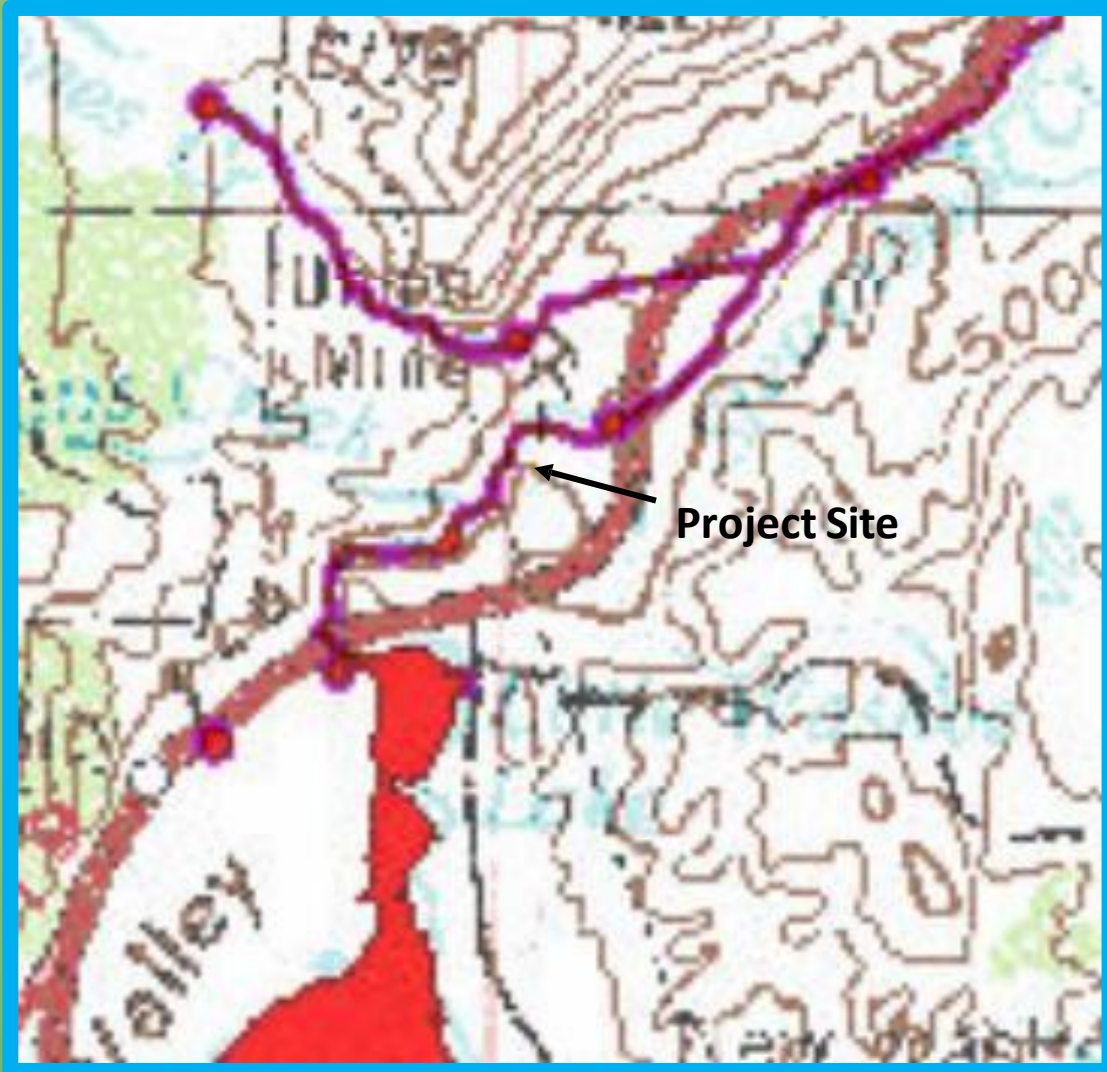
# Closing

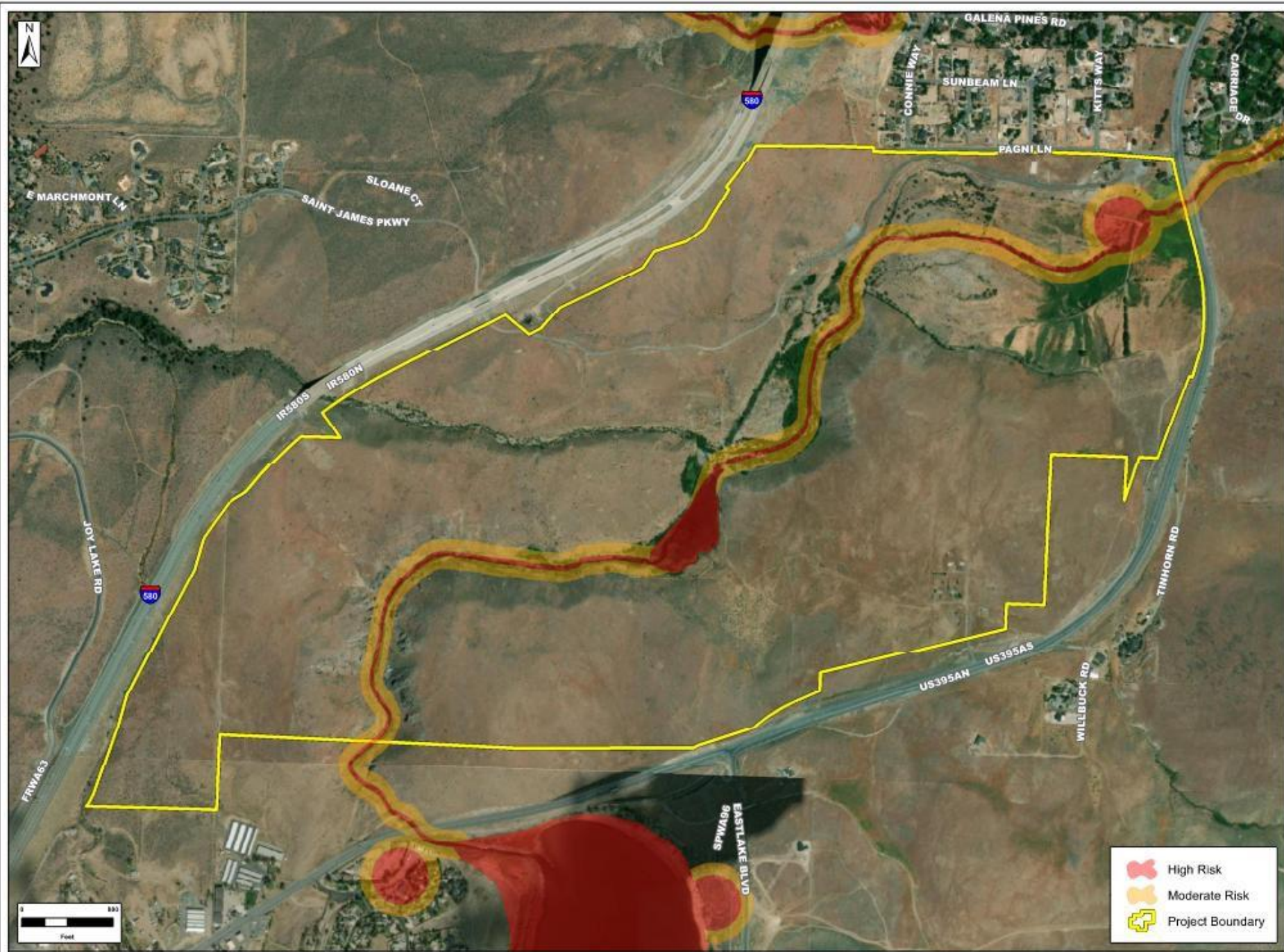
**The applicant is in agreement with the staff's thorough review, analysis and recommendation for this project and we agree with the conditions of approval that have been provided. We request that the Planning Commission uphold the staff's technical review, analysis and recommendation and approve the request that is before you.**

# Additional Slides for Question

# Mercury Slides

# Carson River Mercury Superfund Site





**FIGURE 2**

TITLE:  
**SITE MAP**  
 -SHOWING-  
**CRMS Zones**  
**Sierra Reflections Subdivision**  
**New Washoe City,**  
**Washoe County, NV**

JOB NO.:  
**KKC012**

DATE:  
**11/17/2023**

FILE:  
**Fig 2 - CRMS Site Map**

COORDINATE SYSTEM:  
**NAD 1983 UTM Zone 11N**

REF:  
 DESIGNED HC

DRAWN HC

CHECKED CJ

APPROVED CJ

REVISION:  
 --





**FIGURE 1**

CRMS Zone in the Meadow Area  
 Sierra Reflections Subdivision  
 New Washoe City, Washoe County, NV

- CRMS Zones**
- █ High Risk
  - █ Moderate Risk
  - Project Boundary
- USGS National Hydrography Dataset**
- ~ Canal Ditch
  - ~ Ephemeral Stream
  - ~ Perennial Stream

Client: World Properties Inc.  
 Project Code: KKC012  
 NAD 1983 UTM Zone 11N  
 H.Chambers 12/30/2025



Prepared by H.Chambers on 12/30/2025 at 10:42 AM

# Mercury Testing

Zone 1 Meadows

0' - 4' Depth

Meadow Area Only –

409 samples (includes shallow and deeper samples),

78 > residential action levels (7.1 mg/kg),

16 > commercial action levels (30 mg/kg)




Total Site (including the creek and highland areas) -

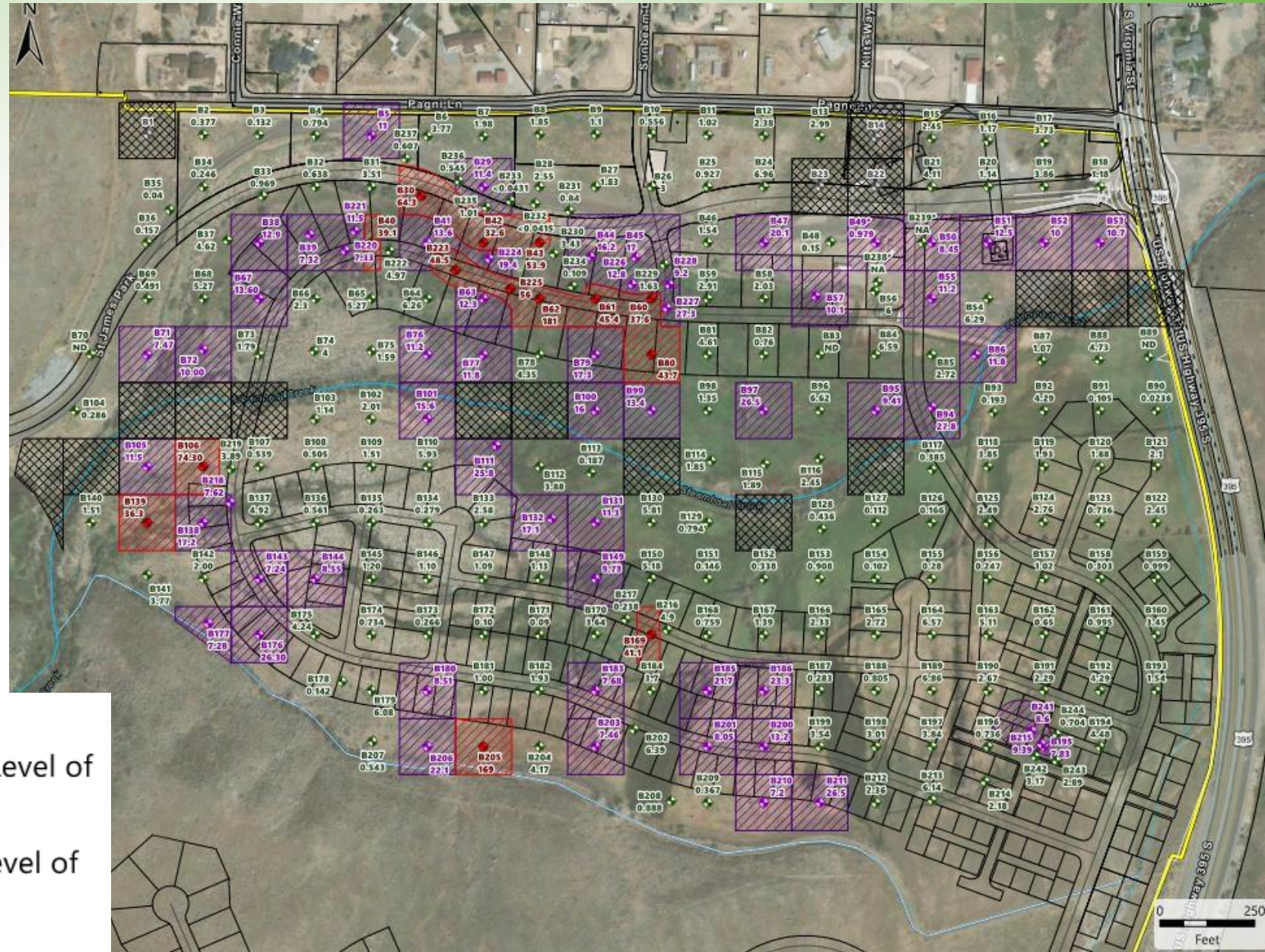
478 samples,

92 > residential action levels (7.1 mg/kg),

18 > commercial action levels (30 mg/kg)

## ½ Acre Sampling Grid for Borings

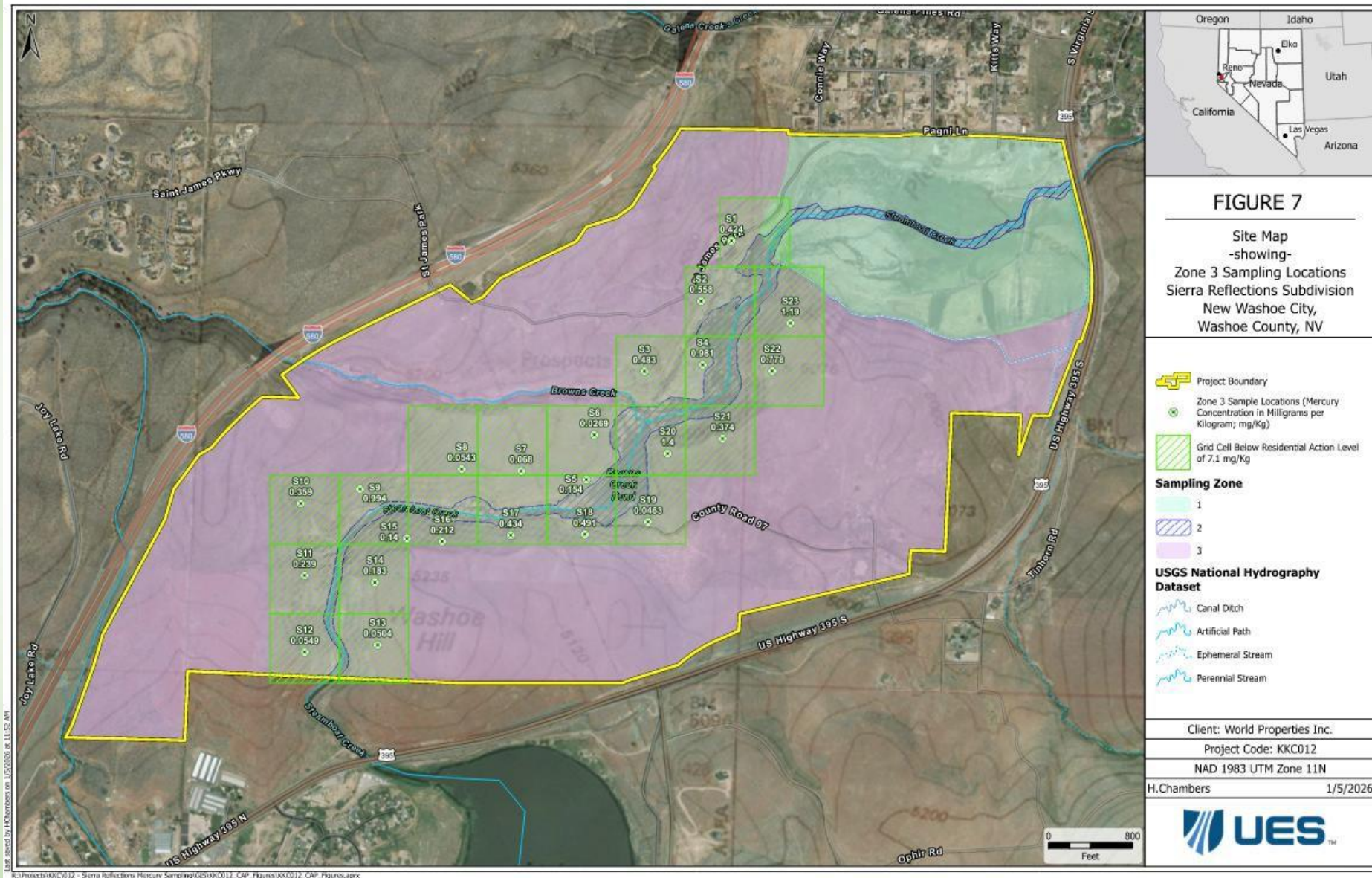
-  Grid Cell Above Commercial Action Level of 30 mgKg
-  Grid Cell Above Residential Action Level of 7.1 mgKg
-  Removed from Sampling Plan







# Mercury Testing

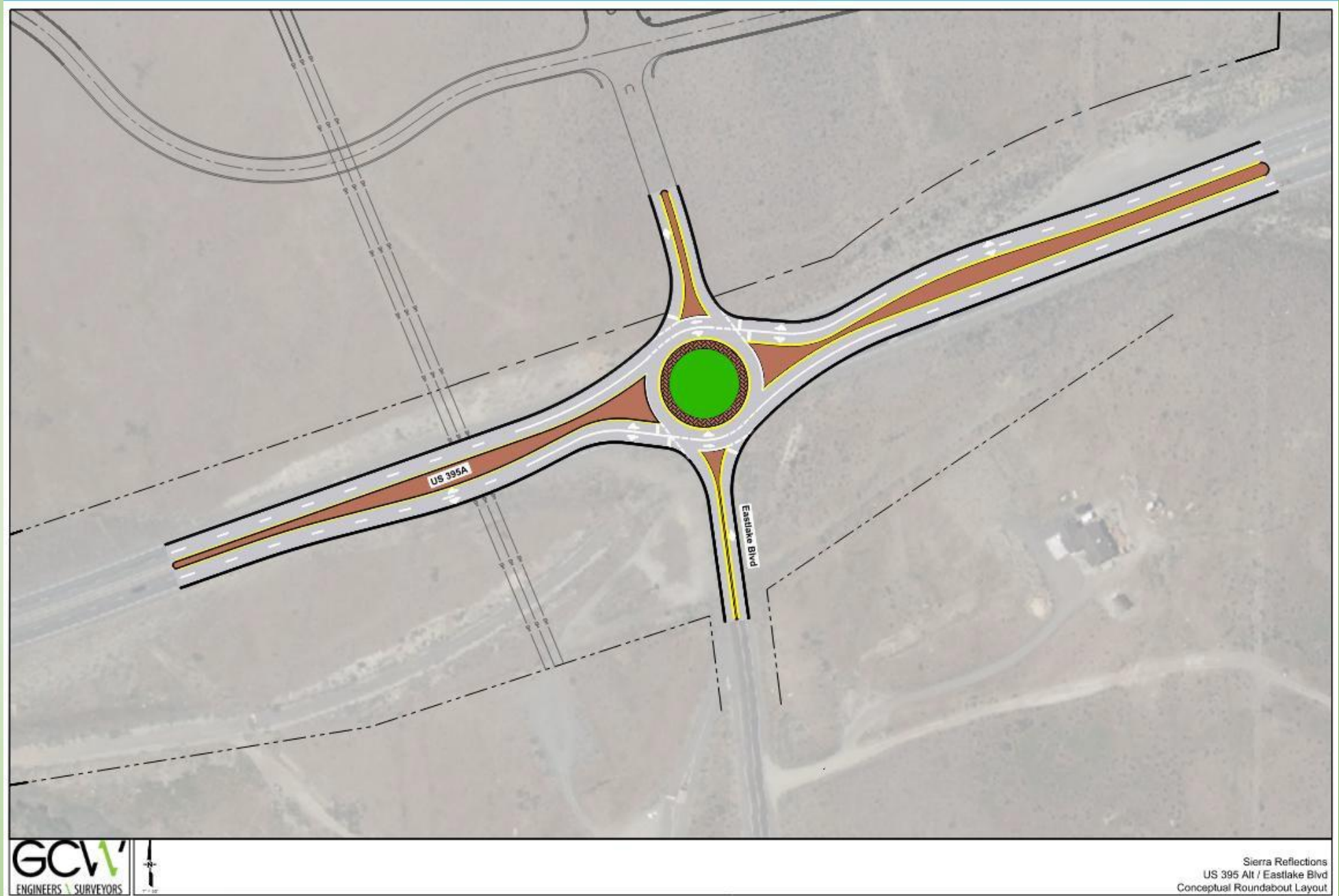


# Traffic Slides

# Primary Access Connections



# Eastlake Roundabout



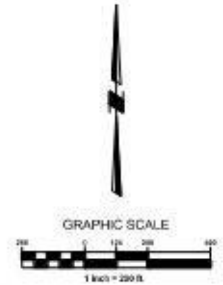
# St. James Parkway Roundabout



# Faultline Exhibit

# SIERRA REFLECTIONS SUBDIVISION IMPROVEMENT PLANS TENTATIVE MAP FAULT LINE EXHIBIT

JOB NO: 21126.02



Legend

Quaternary Fault and Fold Database

- Latest Quaternary (<15,000 years), well contained location
- Undifferentiated Quaternary (<1.6 million years), well contained location

NOTES:  
1. ALL FAULT LINE INFORMATION OBTAINED FROM 1995 QUATERNARY FAULTS GIS WEBSITE.  
2. FOR MITIGATION ALONG FAULT LINES, PLEASE SEE UPDATED GEOTECHNICAL REPORT PREPARED BY WOODS CONSULTING ENGINEERS, LLC DATED FEBRUARY 20, 2024.

SIERRA REFLECTIONS  
SUBDIVISION IMPROVEMENT PLANS  
TENTATIVE MAP  
FAULT LINE EXHIBIT  
89521 NEVADA

**Bowman**  
1150 CORPORATE BLVD. | RENO, NV 89502  
775-856-1150 MAIN | BOWMAN.COM  
JOB NO: 21126.02 DATE: 10/08/2025

# FEMA Flood Exhibit

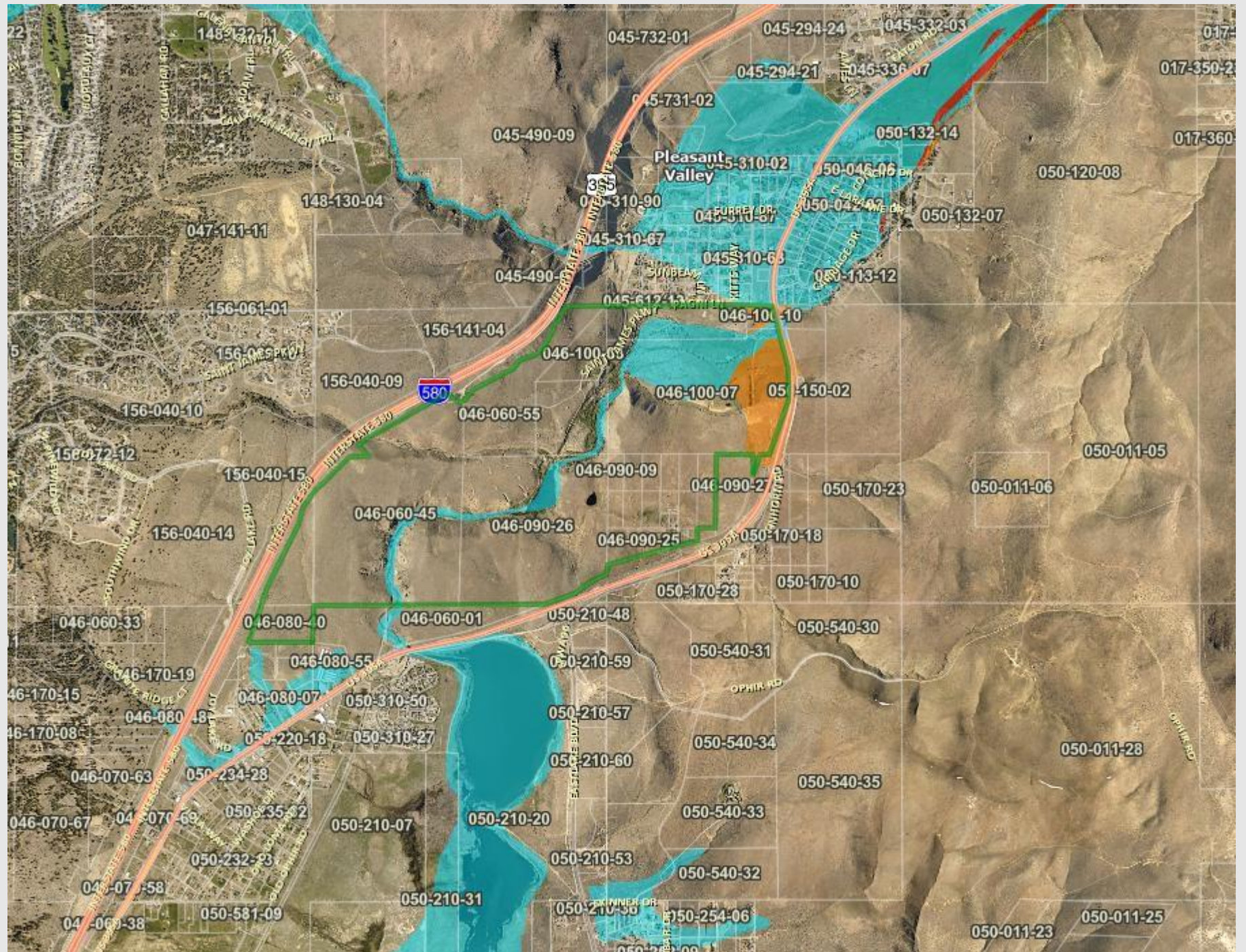
# Flood Zones



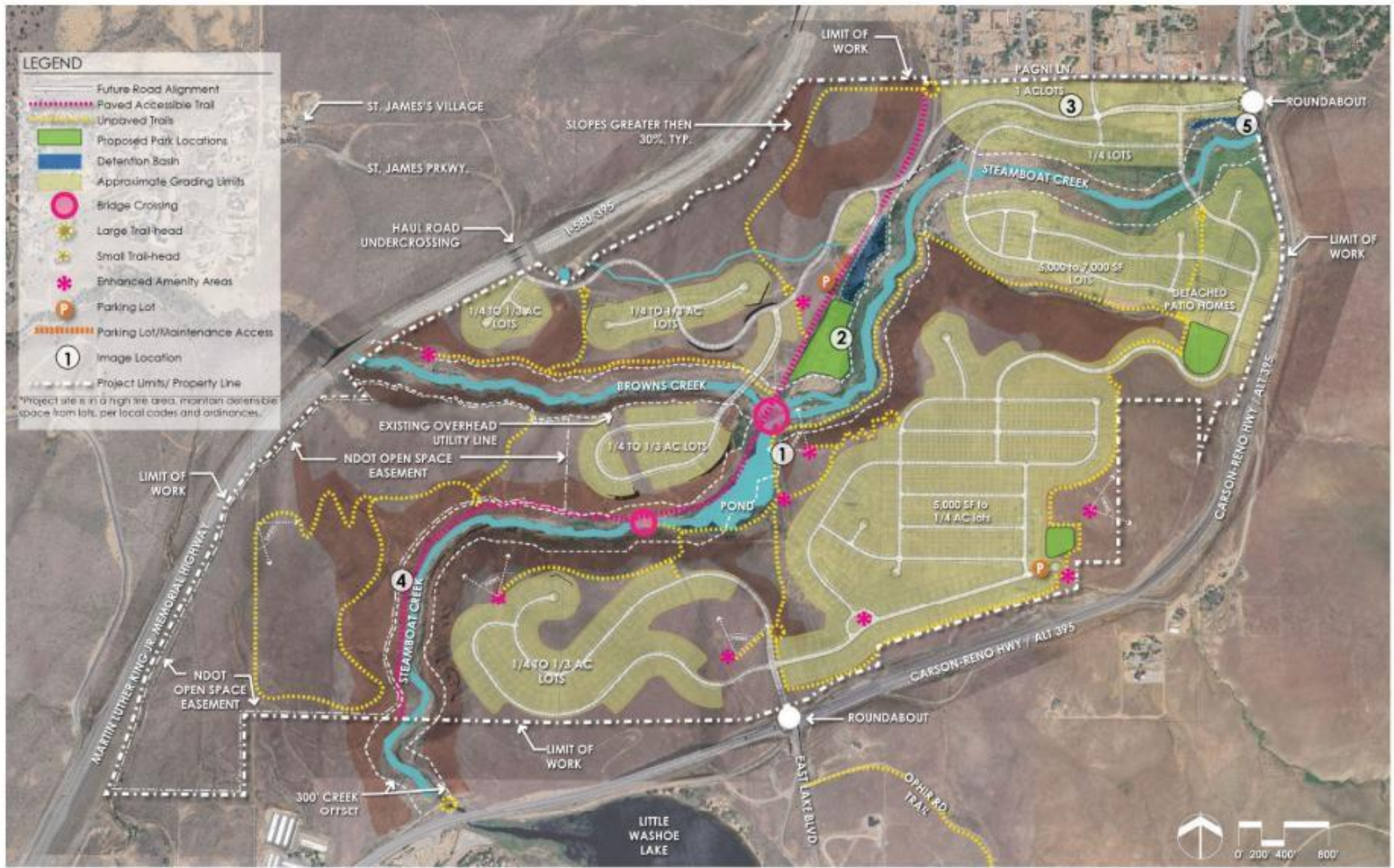
Zone AO – 1% chance of flooding (1–3-foot depths)



Zone X – less than 0.2% Chance of Flooding



# Landscape, Parks and Trails



# SIERRA REFLECTIONS | OPPORTUNITIES AND CONSTRAINTS PLAN

WASHOE COUNTY, NV

CALLANDER PROJECT NUMBER: 22023 | DATE: 06.06.2024 | CALLANDER ASSOCIATES



# Neighborhood Park #1



# Neighborhood Parks #2 & #3



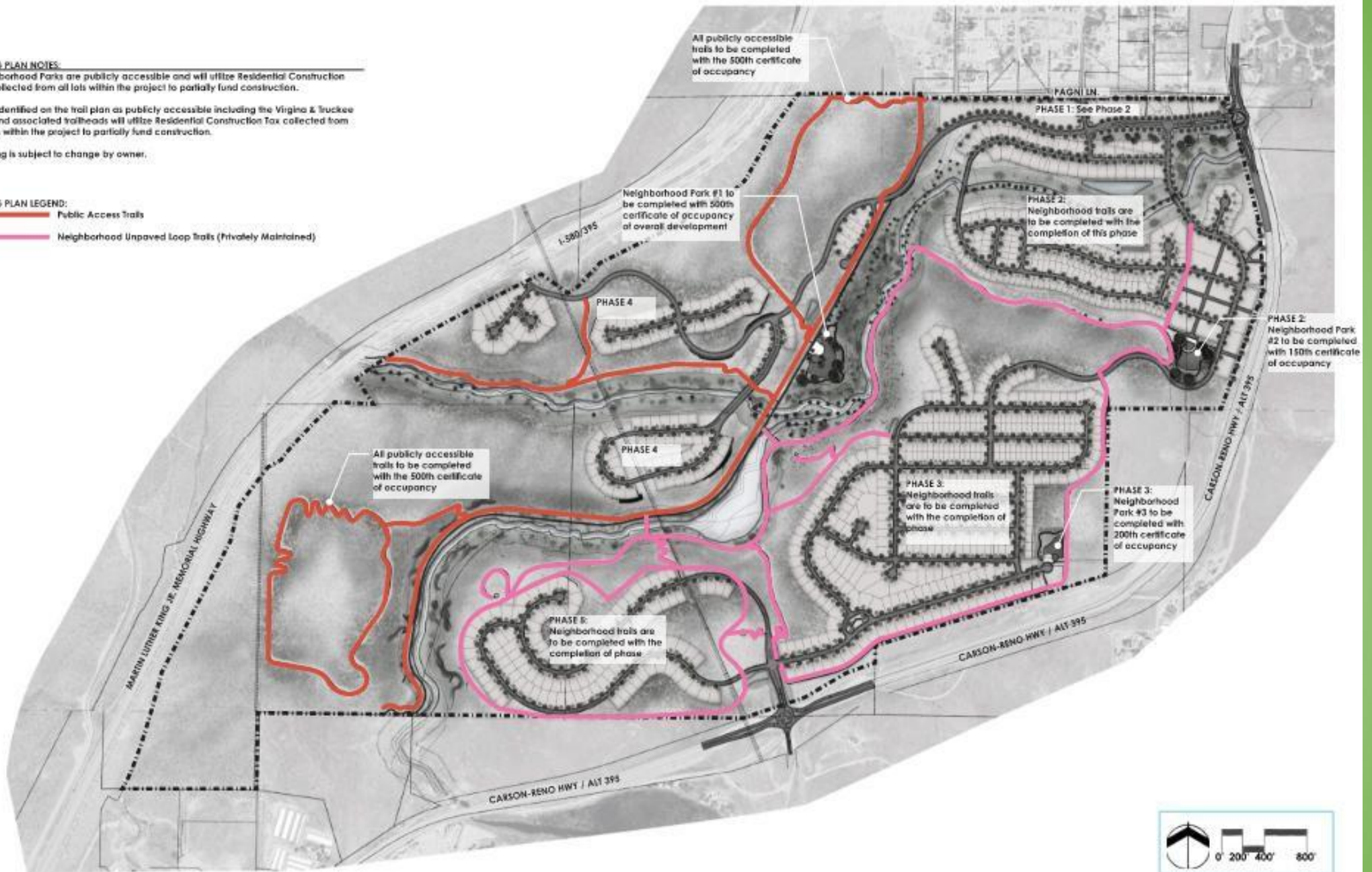
# Trails

## PHASING PLAN NOTES:

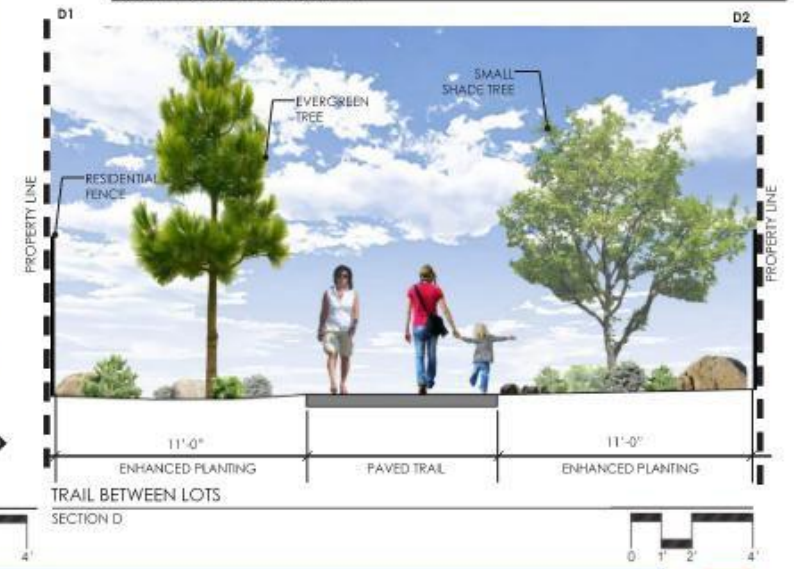
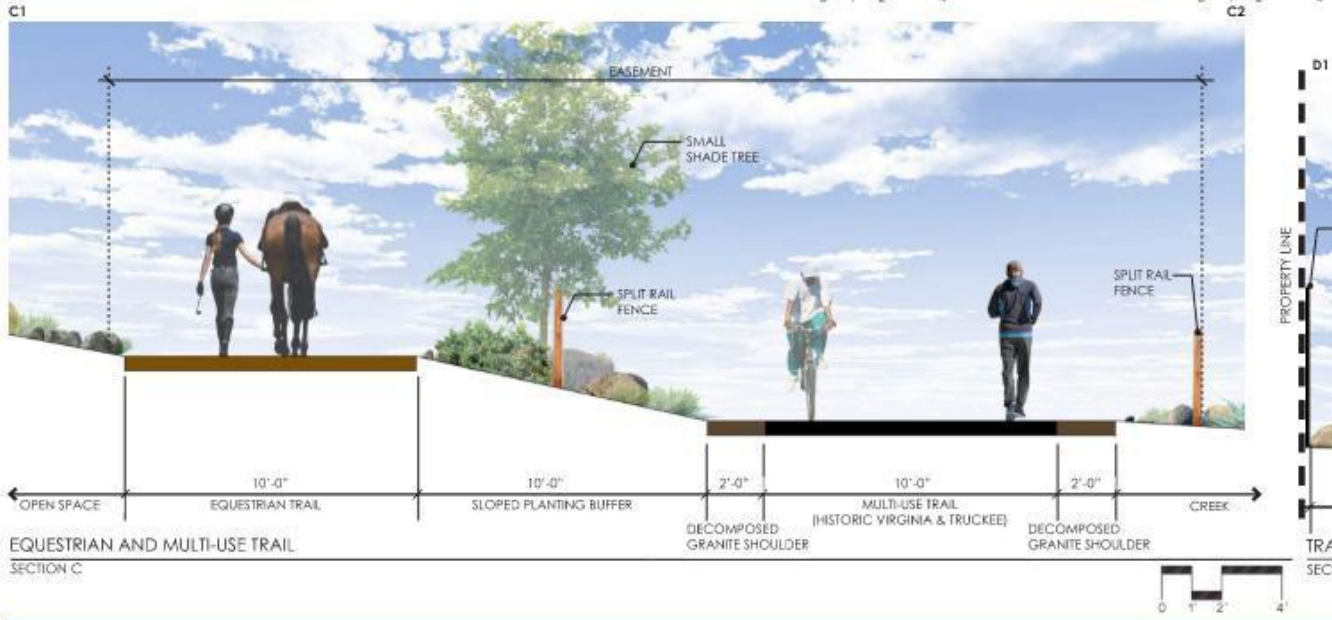
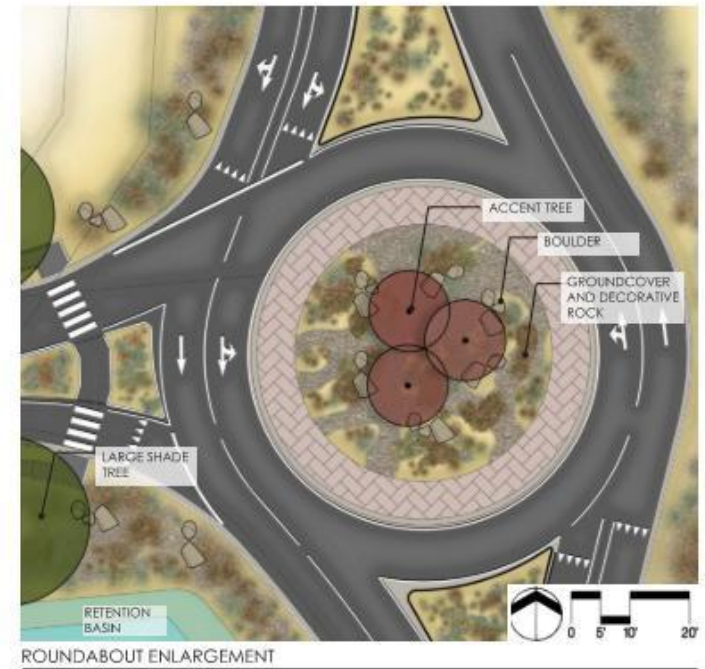
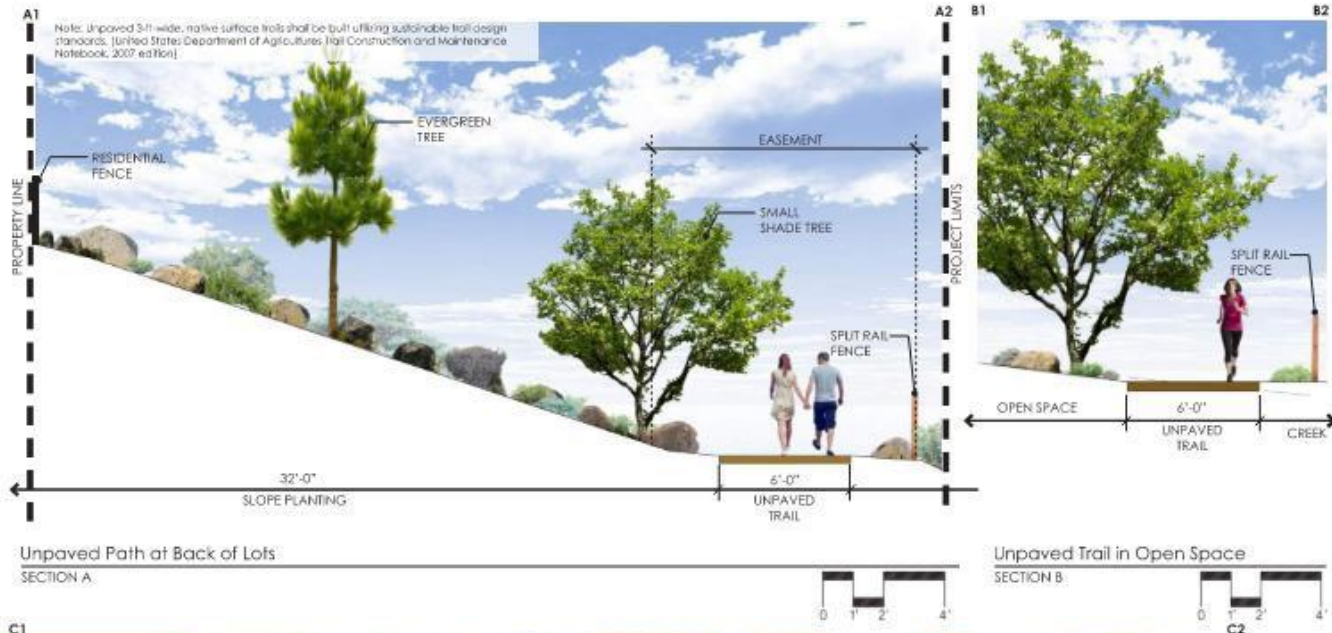
1. Neighborhood Parks are publicly accessible and will utilize Residential Construction Tax collected from all lots within the project to partially fund construction.
2. Trails identified on the trail plan as publicly accessible including the Virginia & Truckee Trail and associated trailheads will utilize Residential Construction Tax collected from all lots within the project to partially fund construction.
3. Phasing is subject to change by owner.

## PHASING PLAN LEGEND:

- Public Access Trails
- Neighborhood Unpaved Loop Trails (Privately Maintained)



# Trails



# VISION BOARD

COMMUNITY PARK & POCKET PARK ELEMENTS



SIERRA REFLECTIONS  
RENO, NV

CALLANDER PROJECT NUMBER: 22823 | DATE: 07.18.2024 | CALLANDER ASSOCIATES

L-1



# VISION BOARD

ROUNDBABOUT, DETENTION BASIN, HIKING TRAIL, ENTRY SIGNAGE, & PLANTING



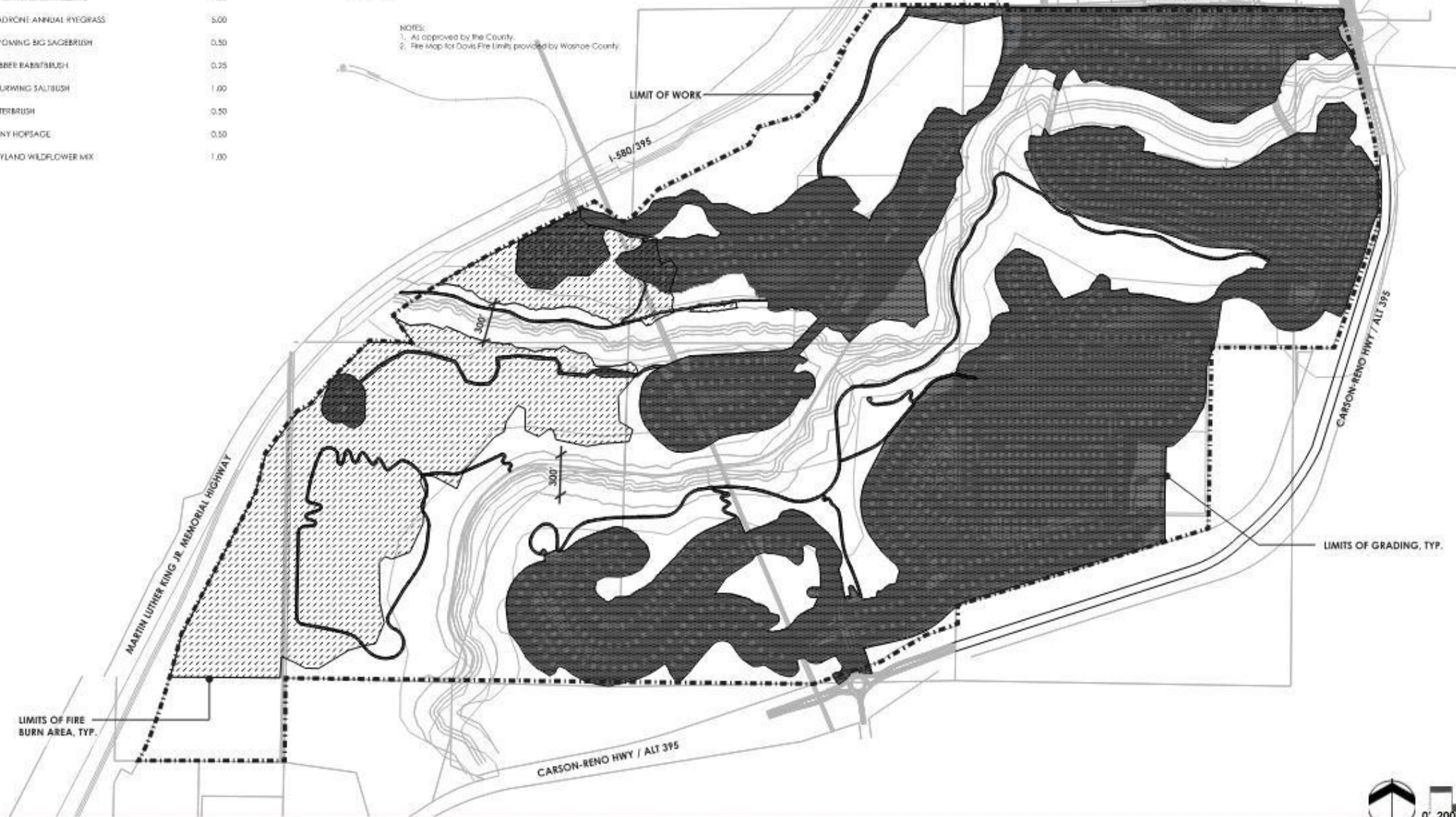
**DRYLAND (NON-IRRIGATED) SEED BLEND**

EPHRAIM CRESTED WHEATGRASS	5.00
SIBERIAN WHEATGRASS	5.00
SANDBERG BLUEGRASS	1.00
MAGNAR BASIN WILD RYE	1.00
MADROSE ANNUAL RYEGRASS	5.00
WYOMING BIG SAGEBRUSH	0.50
RUBBER RABBITBUUSH	0.25
FOURWING SALTBUUSH	1.00
BITTERBRUSH	0.50
SPINY HOPSAGE	0.50
DRYLAND WILDFLOWER MIX	1.00

**REVEGETATION PLAN LEGEND**

-  REVEGETATION AREA FOR BUILDING, ROADS, PARKS AND TRAILS (APPROX. 360 ACRES)
-  REVEGETATION AREA FOR DAVIS FIRE BURN AREA (APPROX. 123 ACRES)

NOTES:  
 1. As approved by the County.  
 2. See Map for Davis Fire Limits provided by Washoe County.



# Project Dev. Stats and Phasing

## Development Statistics

Following are development statistics for Sierra Reflections Common Open Space Development Tentative Subdivision Map.

Total Project Area:	759.7+/- AC
Maximum Dwelling Units Allowed: (per Zoning)	1083 Residential Lots/Units
Total Lots Proposed:	940 Residential Lots
Gross Density Allowed (per aggregation of zoning)	1.43+/- DU/AC
Gross Density Proposed:	1.24+/- DU/AC

### Areas of Use

Developed Area - Residential Lots and Street Areas:	292.2+/- AC (38.5+/-% of Site)
Common Area/Open Space:	467.5+/- AC (61.5+/-% of Site)

### Lot Sizes

Minimum Lot Size:	2,876+/- SF
Maximum Lot Size:	68,008+/- SF
Average Lot Size:	9,402+/- SF

Setbacks Vary Per Lot Size – Please see Setback Sheet in Sheets C5.1 & C5.2 in Tab B for details of dimensionally based lots

Min. Lot Dimensions or Size	Front	Side	Rear	Closest WC Zoning
1 Acre	30	12	30	LDS
80X140	15/20*	8	30	MDS
80X120	15/20*	8	20	MDS/4
70X140	15/20*	7	30	MDS/4
70X120	15/20*	7	25	MDS/4
70X100	15/20*	7	20	HDS
60X110	15/20*	6	20	HDS
50X100	15/20*	5	15	HDS
45X110	15/20*	5	15	HDS
Patio Homes	10/15/20**	5***	10	LDU

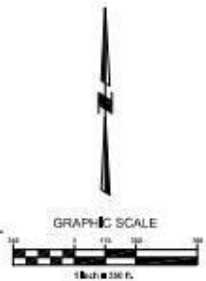
Notes - \* Multiple Front Setback Listing equates to setback to porch/house or garage as measured from public street ROW

\*\* - Patio Home front setback equates setback to porch/house/garage measured from public street ROW or common driveway easement

\*\*\* - Distance to side or exterior side to common driveway

# SIERRA REFLECTIONS COMMON OPEN SPACE TENTATIVE MAP PHASING EXHIBIT

JOB NO: 21126.02



SIERRA REFLECTIONS  
COMMON OPEN SPACE  
TENTATIVE MAP  
PHASING PLAN

89521 NEVADA

**Bowman**  
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JOB NO: 21126.02 DATE: 07/08/2025

10/10/2025 10:17 AM

## Lot and Park Phasing Table

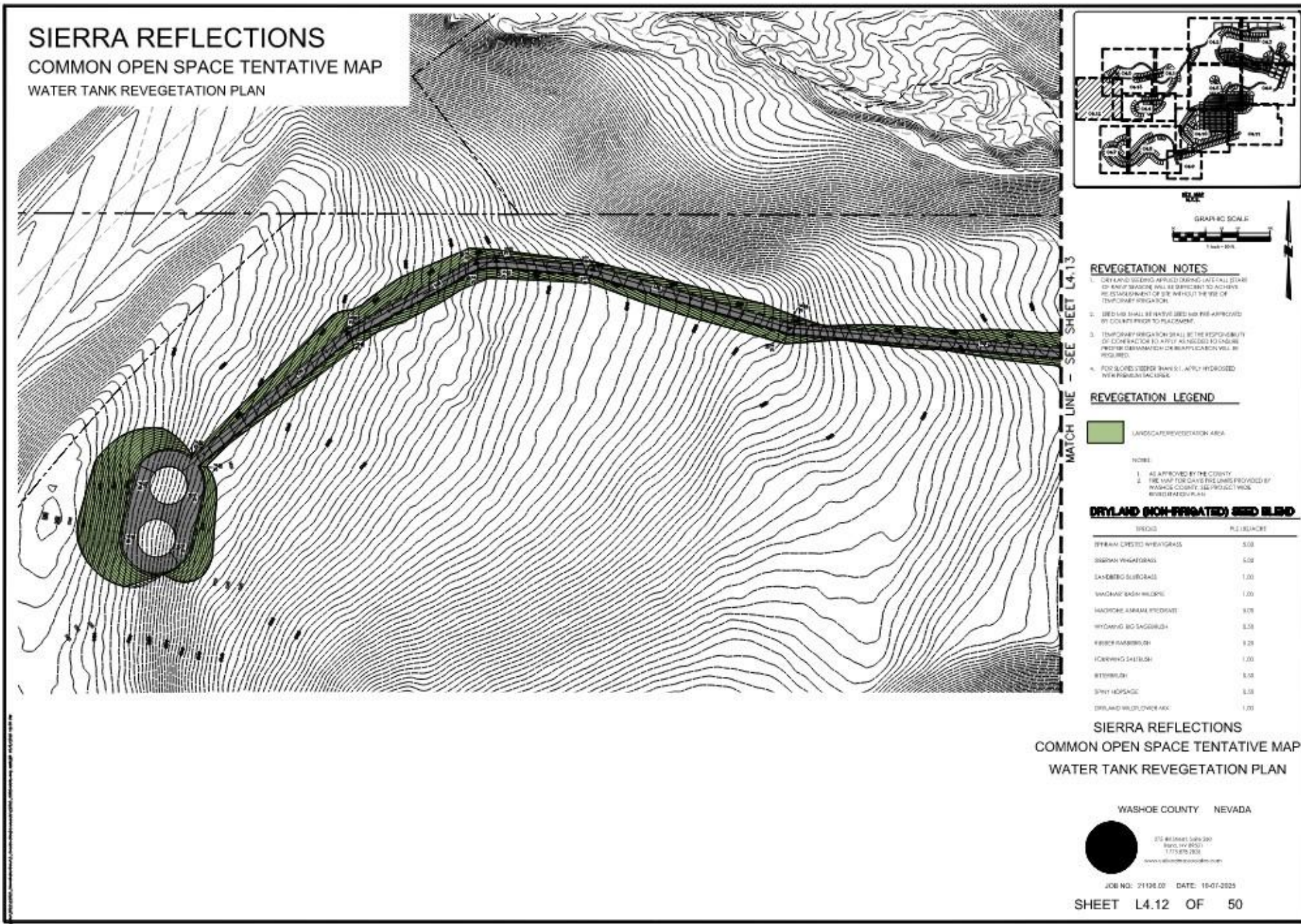
	<b>Lots/Phase</b>	<b>Park Phasing</b>
Phase 1	8 Lots	See Phase 2
Phase 2	304 Lots	Neighborhood Park 2 by 150 <sup>th</sup> C of O in Phases 1 & 2
Phase 3	409 Lots	Neighborhood Park 3 by 200 <sup>th</sup> C of O in Phase 3
Phase 4	104 Lots	Neighborhood Park 1 500 <sup>th</sup> C of O of entire project
Phase 5	115 Lots	No Parks in Phase 5 area
<b>Total Lots</b>	<b>940 lots</b>	

### Trail Phasing

The phasing of trails is largely associated with the development of the phase for the lotting areas to the east of Steamboat Creek. However, it is understood that trail timing of trail construction is important and a significant benefit to the future residents of the project and all residents in the area, timing of trails on the west side of Steamboat Creek is tied to the number of certificates of occupancy. Suggested completion timing for these western trails is suggested to be at or before the 500<sup>th</sup> C of O of the overall subdivision. The suggested timing/phasing of parks and trails is provided on the Park and Trails Phasing plan, provided on the second page of Tab B.

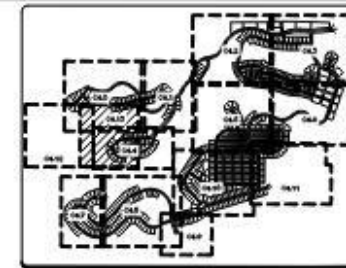
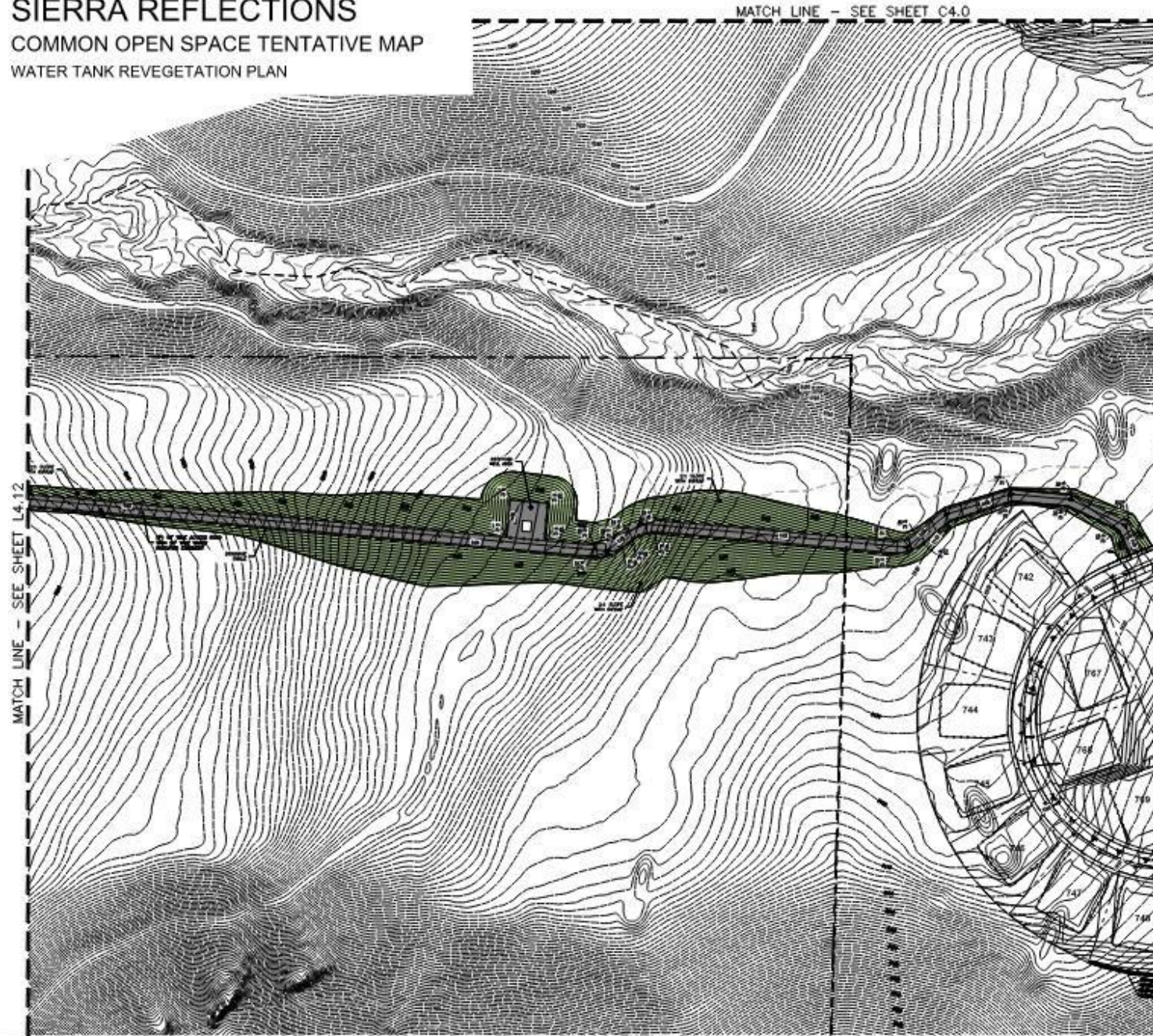
# SUP Slides

# SUP (Water Tanks)



# SUP (Water Tanks)

## SIERRA REFLECTIONS COMMON OPEN SPACE TENTATIVE MAP WATER TANK REVEGETATION PLAN



### REVEGETATION NOTES

1. DRYLAND SEEDING APPLIED DURING LATE FALL/EARLY WINTER OF PLANTING SEASON WILL BE 5% PRIOR TO ACHIEVING ESTABLISHMENT OF 2% W/IN THE USE OF EMERGENCY SEEDING.
2. SEED USE SHALL BE HALF OF THE USE THE APPROVED SEED COUNTY PRIOR TO PLANTING.
3. EMERGENCY SEEDING SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO APPLY AS NEEDED TO INSURE PROPER ESTABLISHMENT OF REVEGETATION WILL BE REQUIRED.
4. FOR SLOPES STEEPER THAN 5:1 APPLY PROPOSED WITH PREVIOUS APPROVAL.

### REVEGETATION LEGEND



- NOTES:
1. AS APPROVED BY THE COUNTY.
  2. THIS MAP FOR DAVIS COUNTY PREPARED BY WASHOE COUNTY. SEE PROJECT WORK REVEGETATION PLAN.

### DRYLAND (NON-FERTILIZED) SEED BLEND

SPECIES	PLANTING RATE (SEEDS/1000)
SPRINKLE CRESTED PINE/GRASS	5.00
SEMI-ARID BUCKWHEAT	3.00
SNOWBIRD BUCKWHEAT	1.00
YARROW BUSH/NEEDLE	1.00
YARROW BUSH/NEEDLE	5.00
YARROW BUSH/NEEDLE	0.50
YARROW BUSH/NEEDLE	0.25
YARROW BUSH/NEEDLE	1.00
YARROW BUSH	0.00
YARROW BUSH	0.50
YARROW BUSH/NEEDLE	1.00

## SIERRA REFLECTIONS COMMON OPEN SPACE TENTATIVE MAP WATER TANK REVEGETATION PLAN

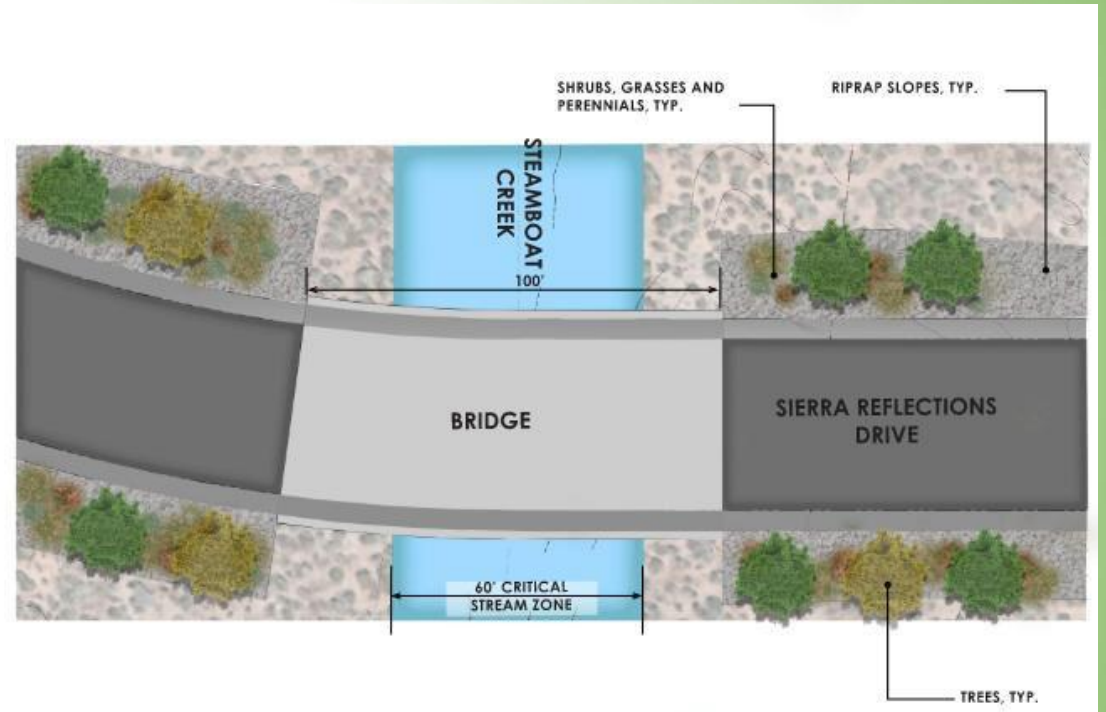
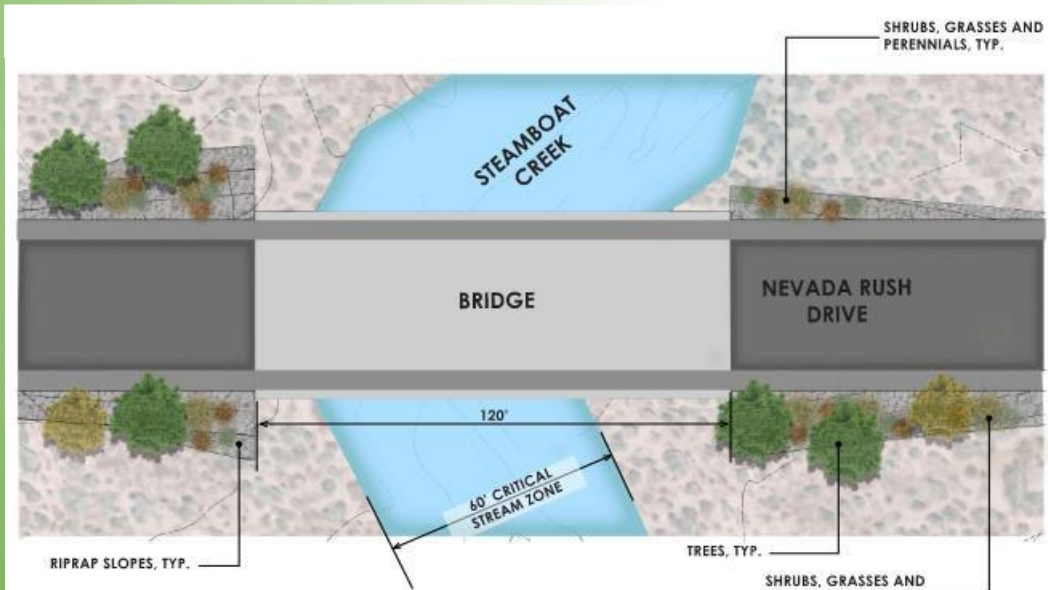
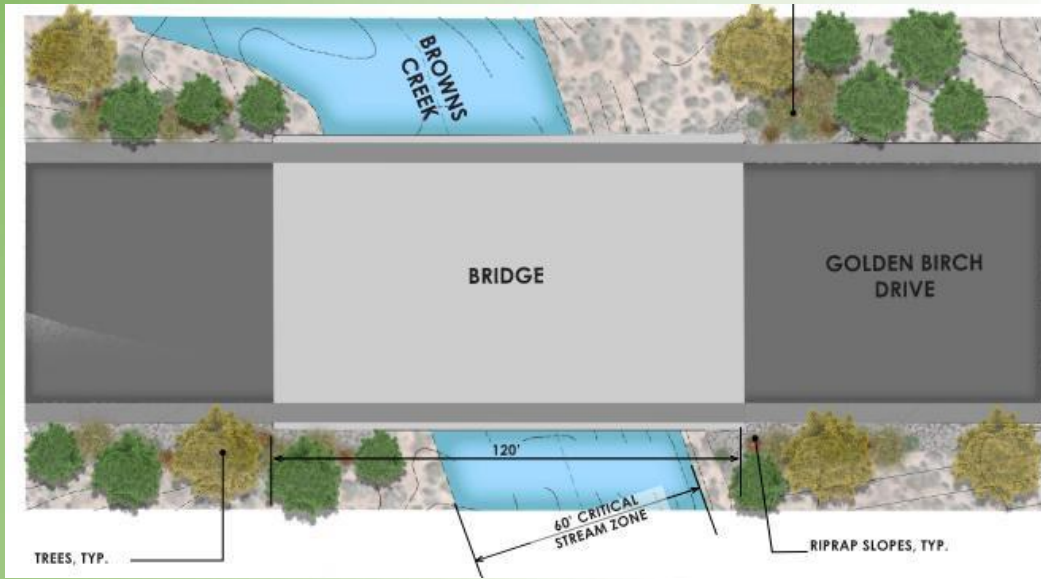
WASHOE COUNTY NEVADA



325 W. LINCOLN AVE. SUITE 200  
RENO, NV 89501  
775.878.2800  
www.sierrareflections.com

JOB NO: 21108.00 DATE: 10-07-2023

# SUP (Bridge Crossings – Signif, Hydrologic Resources)



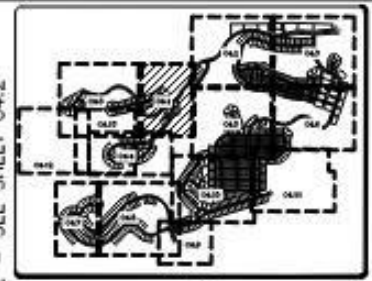
# SUP (Lift Stations)



# Grading Slides



**SIERRA REFLECTIONS**  
**COMMON OPEN SPACE TENTATIVE MAP**  
 GRADING PLAN



MATCH LINE - SEE SHEET C4.2



- GRADING NOTES**
1. DURING TIME OF FUTURE CONSTRUCTION A MINIMUM OF TWO POINTS OF ACCESS & EGRESS MUST BE PRESENT AT ALL TIMES.
  2. ALL RETAINING WALLS ARE TO BE PROPERLY UNDERPAVED.

- HATCHING LEGEND**
- CUT AREA (REF. SEC. 6.2 OF DRAFT MAP) [Red cross-hatch pattern]
  - BENEFICIAL REUSE AREA (REF. SEC. 6.3 OF DRAFT MAP) [Purple cross-hatch pattern]
- SAMPLING LEGEND (BORINGS 0-4')**
- REMOVED FROM STANDARD PLAN (REF. SEC. 2.2.2 OF DRAFT MAP FOR STANDARD) (REF. SEC. 5.2 OF DRAFT MAP FOR ACTION LEVELS) [White box]
  - BELOW RECOVERIAL ACTION LEVEL OF 2.5' depth (REF. SEC. 2.2.2 OF DRAFT MAP FOR STANDARD) (REF. SEC. 5.2 OF DRAFT MAP FOR ACTION LEVELS) [Light green box]
  - ABOVE RECOVERIAL ACTION LEVEL OF 2.5' depth (REF. SEC. 2.2.2 OF DRAFT MAP FOR STANDARD) (REF. SEC. 5.2 OF DRAFT MAP FOR ACTION LEVELS) [Light blue box]
  - ABOVE OPERATIONAL ACTION LEVEL OF 30' depth (REF. SEC. 2.2.4 OF DRAFT MAP FOR STANDARD) (REF. SEC. 5.2 OF DRAFT MAP FOR ACTION LEVELS) [Pink box]
- SHADE LOCATION AND RECALL  
 CONTINGENT FILL PLACEMENT GUIDANCE LINE

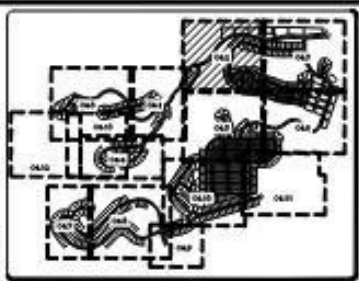
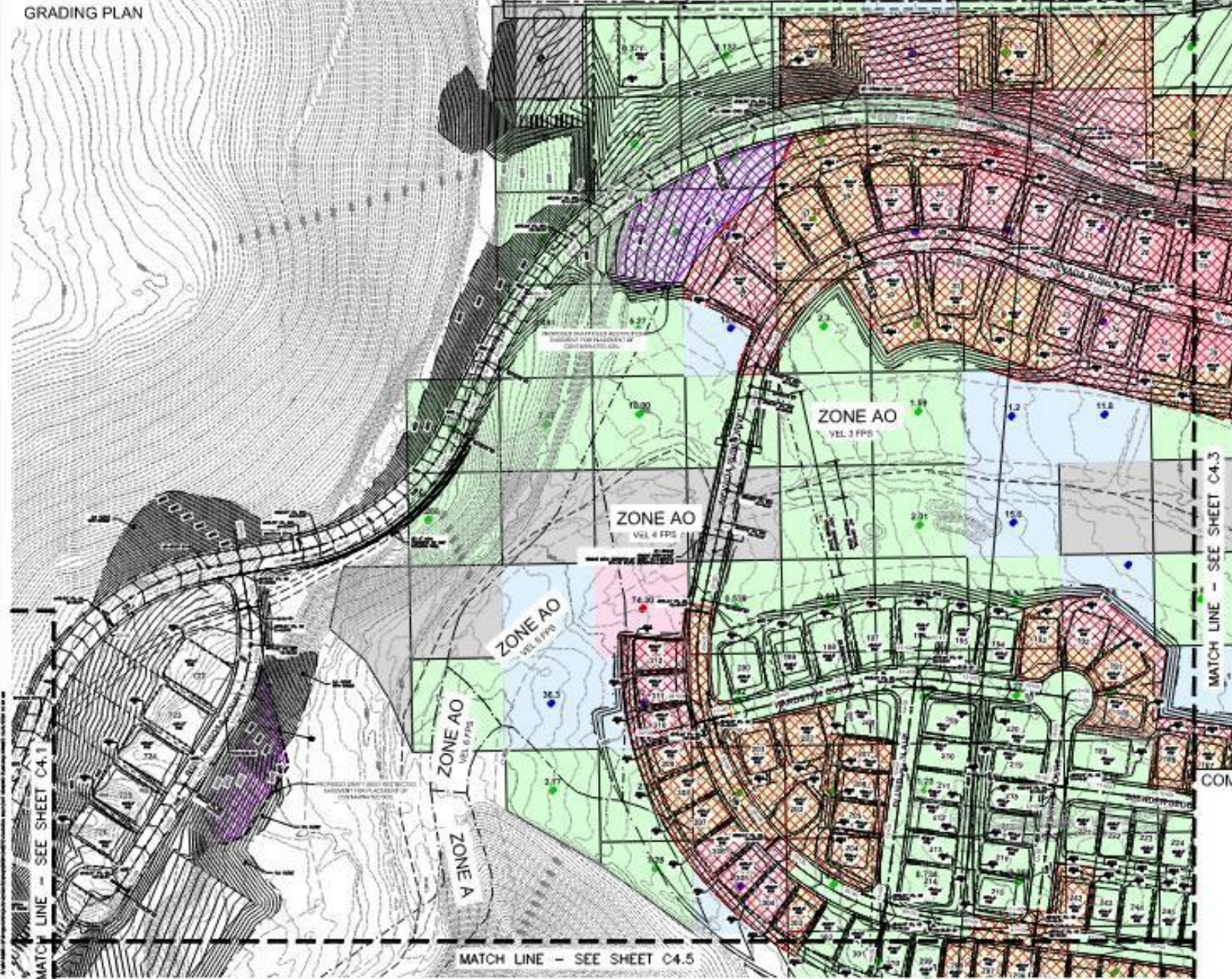
MATCH LINE - SEE SHEET C4.5

**SIERRA REFLECTIONS**  
**COMMON OPEN SPACE TENTATIVE MAP**  
 GRADING PLAN

WASHOE COUNTY NEVADA

**Bowman**  
 1150 CORPORATE BLVD. | RENO, NV 89502  
 775-856-1150 MAIN | BOWMAN.COM  
 JOB NO. 21128.02 DATE: 11-08-2025

**SIERRA REFLECTIONS**  
**COMMON OPEN SPACE TENTATIVE MAP**  
**GRADING PLAN**



- GRADING NOTES**
1. Dashed line of future construction a minimum of two feet of borrow & excess must be present at all times.
  2. All retaining walls are to be primarily masonry.

**HATCHING LEGEND**

OUT AREA (REF. SEC. 6.2 OF DRAFT MAP)	
BENEFICIAL REUSE AREA (REF. SEC. 6.3 OF DRAFT MAP)	

**SAMPLING LEGEND (BORINGS 0-4')**

WATER TABLE	
SOIL SEC. 0.0 TO DRAFT MAP FOR CHANGES	
SOIL SEC. 0.0 TO DRAFT MAP FOR ACTION LEVELS	
SOIL SEC. 0.0 TO DRAFT MAP FOR CHANGES	
SOIL SEC. 0.0 TO DRAFT MAP FOR ACTION LEVELS	
SOIL SEC. 0.0 TO DRAFT MAP FOR CHANGES	
SOIL SEC. 0.0 TO DRAFT MAP FOR ACTION LEVELS	
SAMPLE LOCATION AND RESULT	
UNSATURATED FILL PLACEMENT BOUNDARY LINE	

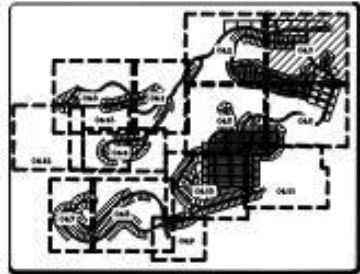
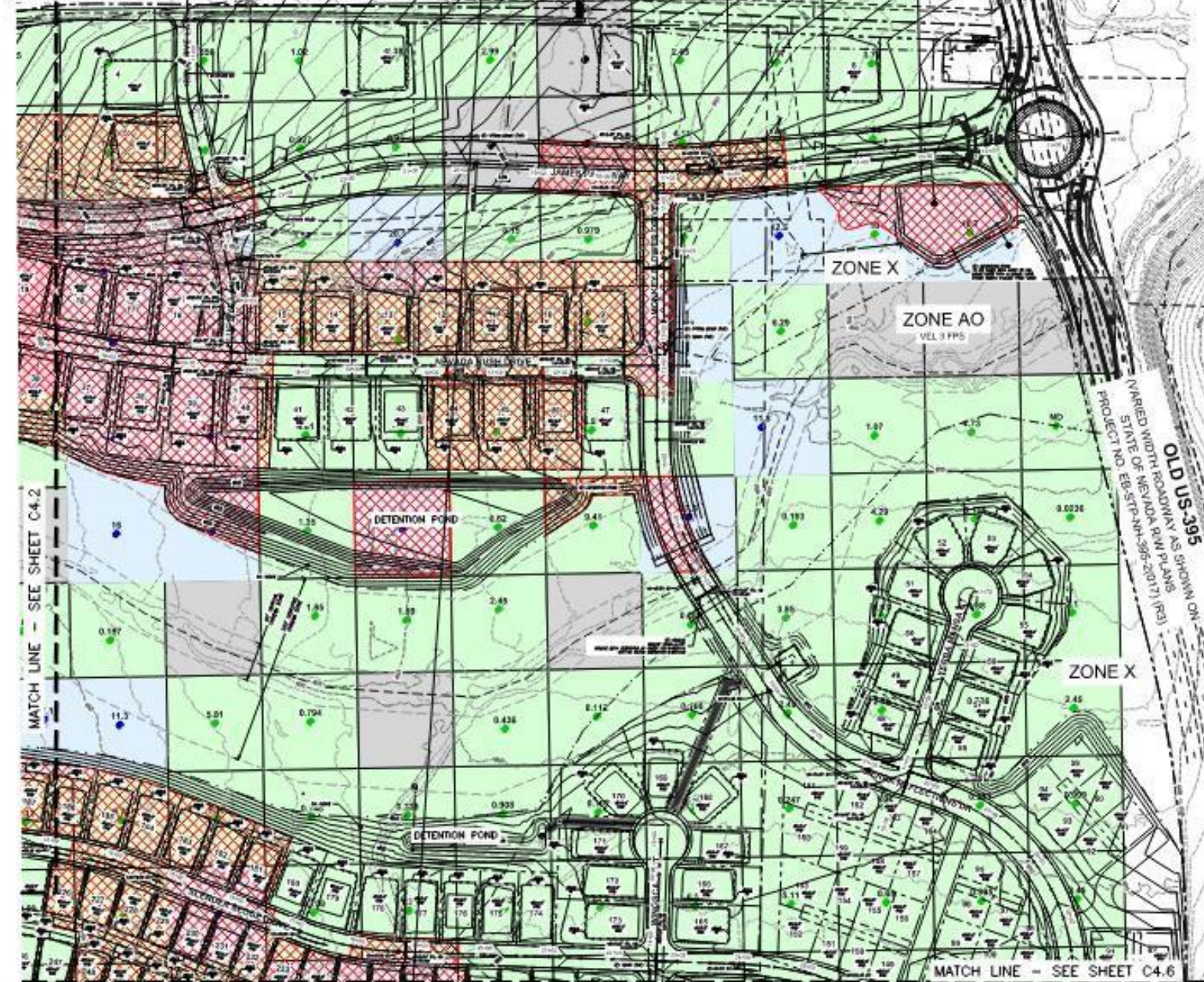
**SIERRA REFLECTIONS**  
**COMMON OPEN SPACE TENTATIVE MAP**  
**GRADING PLAN**

WASHOE COUNTY NEVADA

**Bowman**  
 1150 CORPORATE BLVD. | RENO, NV 89502  
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 JOB NO. 2112402 DATE: 11-08-2025

# SIERRA REFLECTIONS COMMON OPEN SPACE TENTATIVE MAP

GRADING PLAN



- GRADING NOTES**
1. SHOW THE FUTURE CONSTRUCTION A MINIMUM OF TWO POINTS OF ELEVATION & ADDRESS MUST BE PRESENT AT ALL TIMES.
  2. ALL RETAINMENT WALLS ARE TO BE PROPERLY SHORING.

**HATCHING LEGEND**

CUT AREA  
(REF. SEC. 6.2 OF DRAFT RFP)

BENEFICIAL REUSE AREA  
(REF. SEC. 6.3 OF DRAFT RFP)

**SAMPLING LEGEND (BORINGS 0-4')**

REVISED FROM PRELIMINARY PLAN  
REF. SEC. 3.2.5 IN DRAFT RFP FOR SAMPLING  
REF. SEC. 3.2.5 IN DRAFT RFP FOR ACTION LEVELS

BELOW BENEFICIAL ACTION LEVEL OF 7.5'   
REF. SEC. 3.2.5 IN DRAFT RFP FOR SAMPLING  
REF. SEC. 3.2.5 IN DRAFT RFP FOR ACTION LEVELS

BELOW BENEFICIAL ACTION LEVEL OF 7.5'   
REF. SEC. 3.2.5 IN DRAFT RFP FOR SAMPLING  
REF. SEC. 3.2.5 IN DRAFT RFP FOR ACTION LEVELS

BELOW BENEFICIAL ACTION LEVEL OF 30'   
REF. SEC. 3.2.5 IN DRAFT RFP FOR SAMPLING  
REF. SEC. 3.2.5 IN DRAFT RFP FOR ACTION LEVELS

UNSATURATED FILL PLACEMENT SUBMIT LINE

SIERRA REFLECTIONS  
COMMON OPEN SPACE TENTATIVE MAP  
GRADING PLAN

WASHOE COUNTY NEVADA

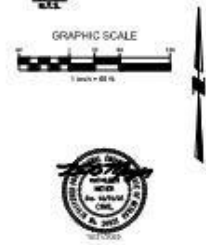
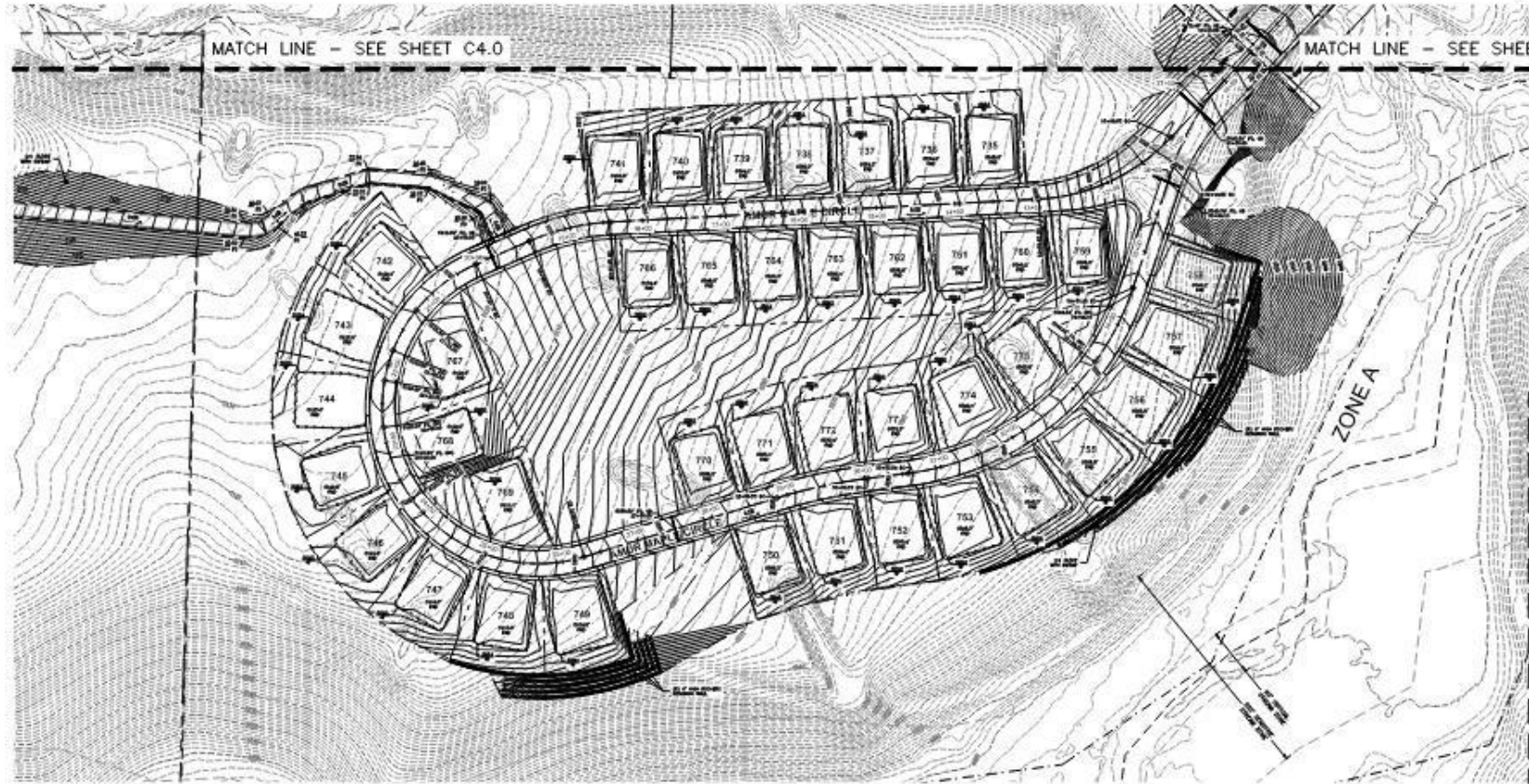
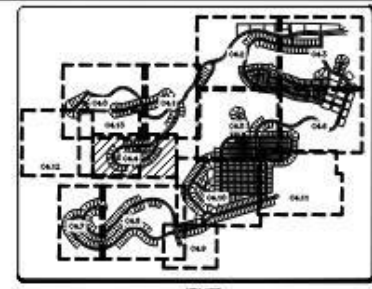
**Bowman**  
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775-856-1150 MAIN | BOWMAN.COM  
JOB NO. 21128.02 DATE: 11-08-2025

MATCH LINE - SEE SHEET C4.2

MATCH LINE - SEE SHEET C4.6

OLD US-395  
VARIED WITH ROADWAY AS SHOWN ON  
STATE OF NEVADA RFP PLANS  
PROJECT NO. EP-STP-NV-2017-1 (P3)

SIERRA REFLECTIONS  
COMMON OPEN SPACE TENTATIVE MAP  
GRADING PLAN



- GRADING NOTES**
1. DURING TIME OF FUTURE CONSTRUCTION A MINIMUM OF TWO POINTS OF ACCESS & EGRESS MUST BE PRESENT AT ALL TIMES.
  2. ALL RETAINING WALLS ARE TO BE PERMANENTLY MAINTAINED.

SIERRA REFLECTIONS  
COMMON OPEN SPACE TENTATIVE MAP  
GRADING PLAN

WASHOE COUNTY NEVADA

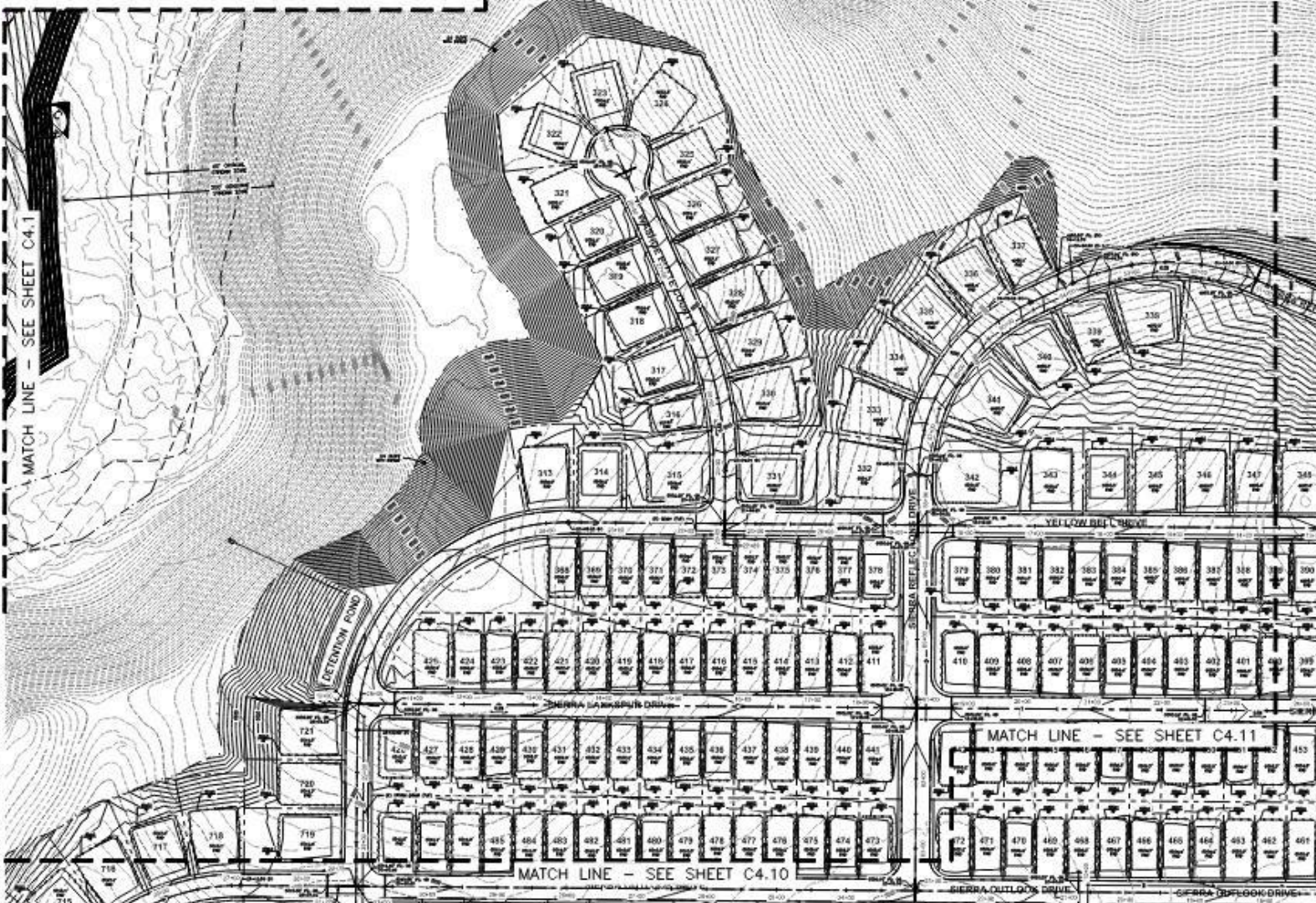
**Bowman**  
1150 CORPORATE BLVD. | RENO, NV 89502  
775-856-1150 MAIN | BOWMAN.COM  
JOB NO: 21126-02 DATE: 11-08-2025

# SIERRA REFLECTIONS

## COMMON OPEN SPACE TENTATIVE MAP

### GRADING PLAN

MATCH LINE - SEE SHEET C4.2

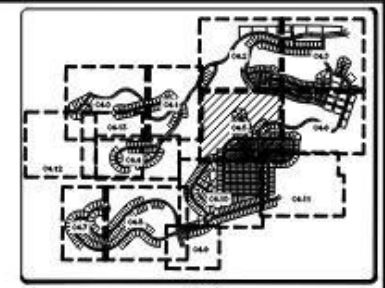


MATCH LINE - SEE SHEET C4.1

MATCH LINE - SEE SHEET C4.6

MATCH LINE - SEE SHEET C4.10

MATCH LINE - SEE SHEET C4.11



- GRADING NOTES**
1. DURING TIME OF FUTURE CONSTRUCTION A MINIMUM OF TWO POINTS OF INGRESS & EGRESS MUST BE PRESENT AT ALL TIMES.
  2. ALL RETAINING WALLS ARE TO BE PERMANENTLY MAINTAINED.

**HATCHING LEGEND**

CUT AREA  
(REF. SEC. 6.2 OF DRAFT RAP)

BENEFICIAL REUSE AREA  
(REF. SEC. 6.3 OF DRAFT RAP)

**SAMPLING LEGEND (BORINGS 0-4')**

REMOVED FROM SAMPLING PLAN  
(REF. SEC. 3.3.5 IN DRAFT RAP FOR SAMPLING)  
(REF. SEC. 5.8 IN DRAFT RAP FOR ACTION LEVELS)

BELOW RESIDENTIAL ACTION LEVEL OF 7.1  $m^2/m^2$   
(REF. SEC. 3.3.5 IN DRAFT RAP FOR SAMPLING)  
(REF. SEC. 5.8 IN DRAFT RAP FOR ACTION LEVELS)

ABOVE RESIDENTIAL ACTION LEVEL OF 7.1  $m^2/m^2$   
(REF. SEC. 3.3.5 IN DRAFT RAP FOR SAMPLING)  
(REF. SEC. 5.8 IN DRAFT RAP FOR ACTION LEVELS)

ABOVE COMMERCIAL ACTION LEVEL OF 30  $m^2/m^2$   
(REF. SEC. 3.3.5 IN DRAFT RAP FOR SAMPLING)  
(REF. SEC. 5.8 IN DRAFT RAP FOR ACTION LEVELS)

SAMPLE LOCATION AND RESULT  
CONTAMINATED FILL PLACEMENT DISCONTINUED LINE

# SIERRA REFLECTIONS

## COMMON OPEN SPACE TENTATIVE MAP

### GRADING PLAN

WASHOE COUNTY NEVADA



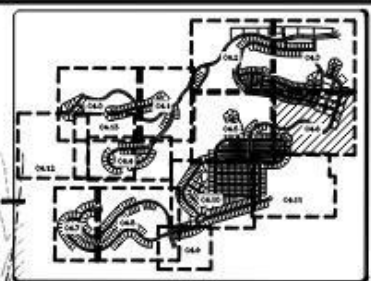
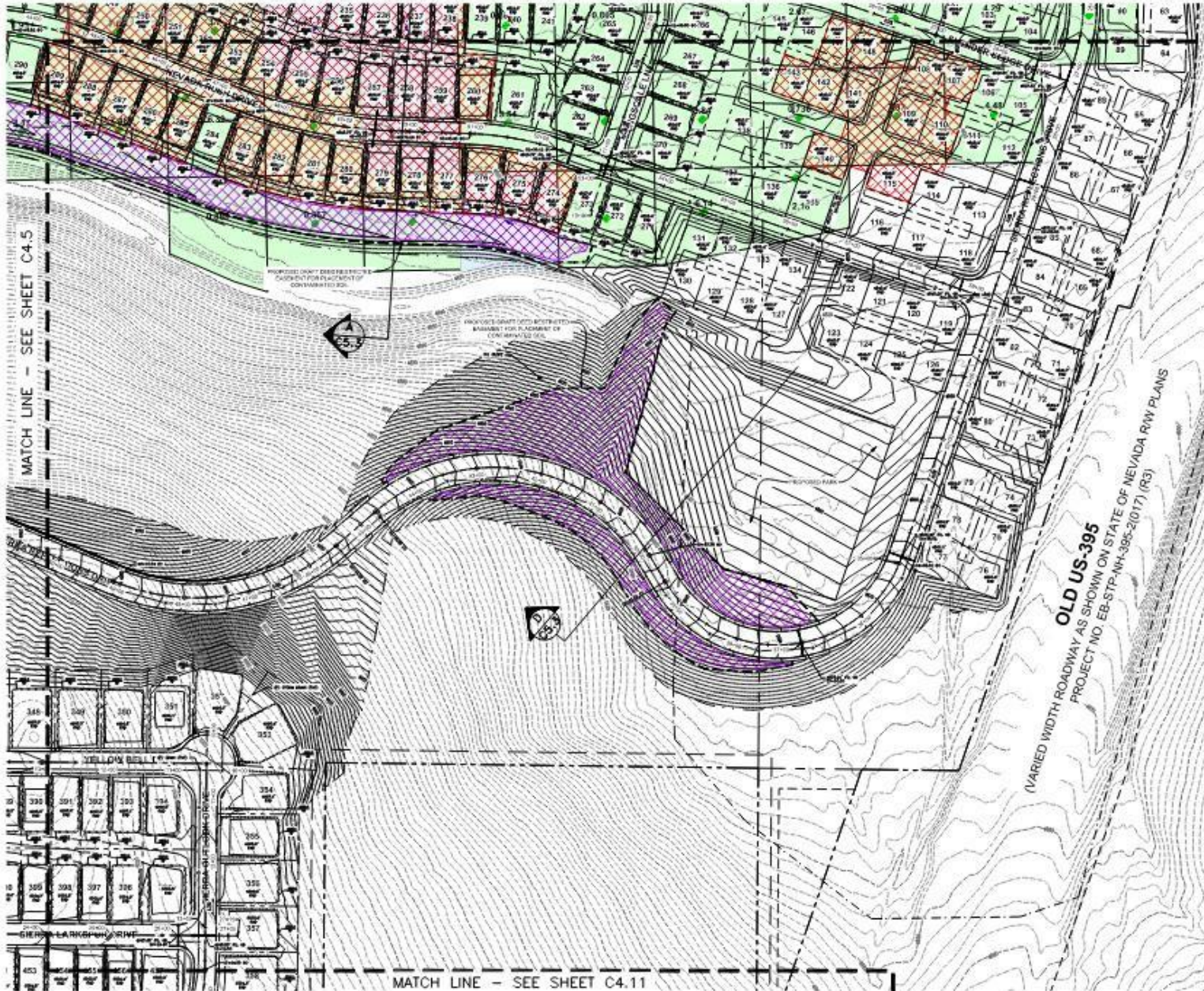
1150 CORPORATE BLVD. | RENO, NV 89502  
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JOB NO. 21126.02 DATE: 11-06-2023

# SIERRA REFLECTIONS

## COMMON OPEN SPACE TENTATIVE MAP

### GRADING PLAN

MATCH LINE - SEE SHEET C4.3



#### GRADING NOTES

1. DURING TIME OF FUTURE CONSTRUCTION A MINIMUM OF TWO POINTS OF INGRESS & EGRESS MUST BE PROVIDED AT ALL TIMES.
2. ALL RETAINING WALLS ARE TO BE PRIVATELY MAINTAINED.

#### HATCHING LEGEND

- CUT AREA  
(REF. SEC. 6.2 OF DRAFT RAP)
- BENEFICIAL REUSE AREA  
(REF. SEC. 6.3 OF DRAFT RAP)

#### SAMPLING LEGEND (BORINGS 0-4')

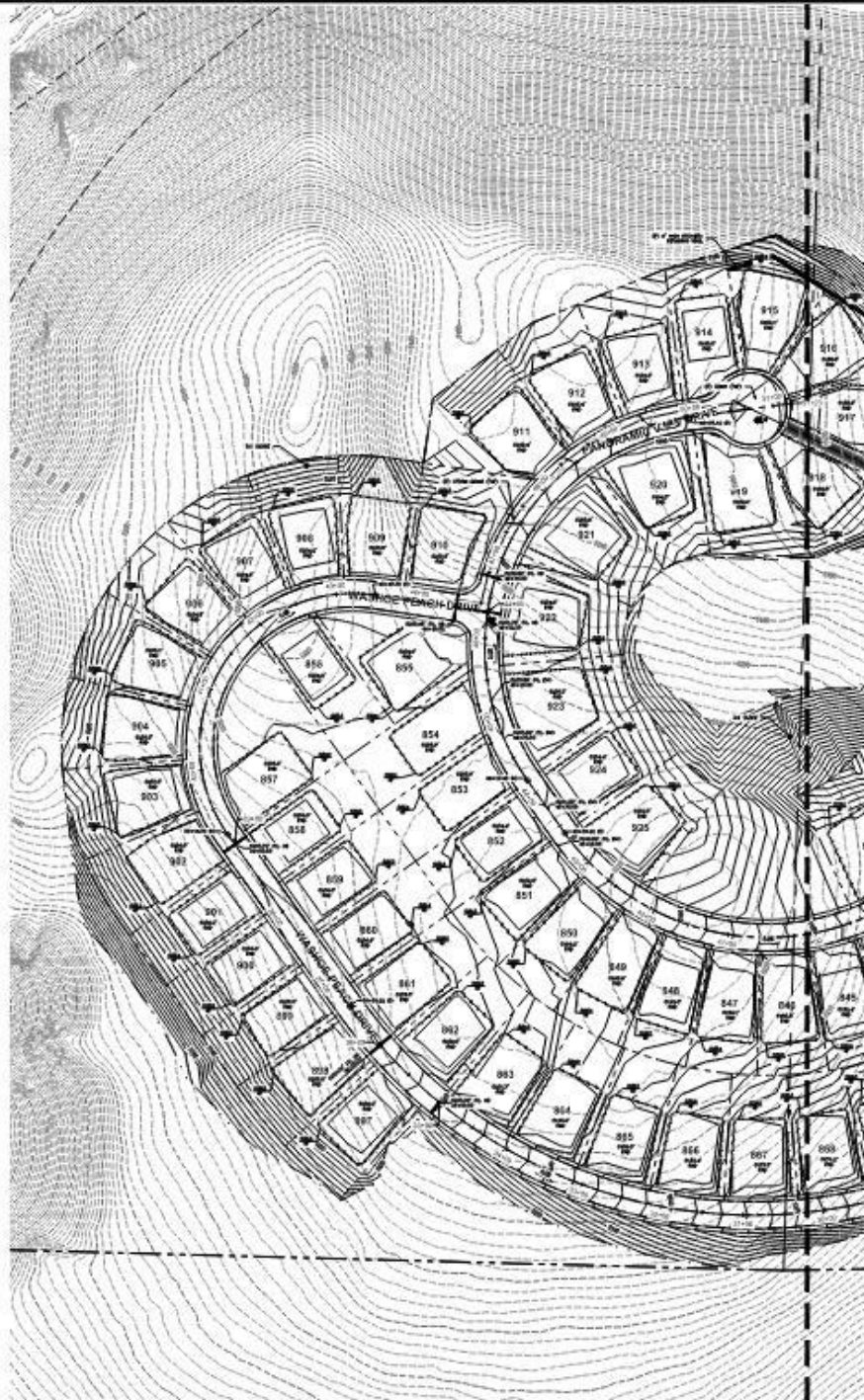
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(REF. SEC. 5.0 IN DRAFT RAP FOR ACTION LEVELS)
- BELOW RESIDUAL ACTION LEVEL OF 7.1  $\text{mg}/\text{kg}$   
(REF. SEC. 2.5.5 IN DRAFT RAP FOR SAMPLING)  
(REF. SEC. 5.0 IN DRAFT RAP FOR ACTION LEVELS)
- ABOVE RESIDUAL ACTION LEVEL OF 7.1  $\text{mg}/\text{kg}$   
(REF. SEC. 2.5.5 IN DRAFT RAP FOR SAMPLING)  
(REF. SEC. 5.0 IN DRAFT RAP FOR ACTION LEVELS)
- ABOVE COMMERICAL ACTION LEVEL OF 30  $\text{mg}/\text{kg}$   
(REF. SEC. 2.5.5 IN DRAFT RAP FOR SAMPLING)  
(REF. SEC. 5.0 IN DRAFT RAP FOR ACTION LEVELS)
- SAMPLE LOCATION AND RESULT
- CONFIRMED FILL PLACEMENT EXISTENCE LINE

SIERRA REFLECTIONS  
COMMON OPEN SPACE TENTATIVE MAP  
GRADING PLAN

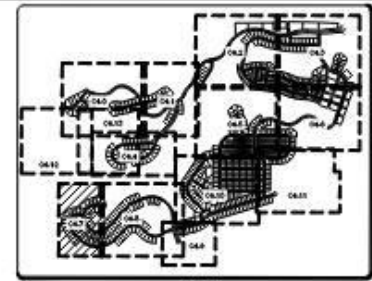
WASHOE COUNTY NEVADA

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JOB NO. 21126.02 DATE: 11-06-2025

SIERRA REFLECTIONS  
COMMON OPEN SPACE TENTATIVE MAP  
GRADING PLAN



MATCH LINE - SEE SHEET C4.8



GRADING NOTES

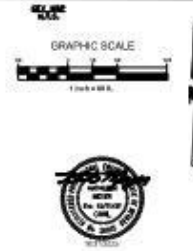
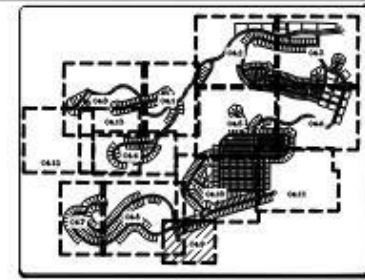
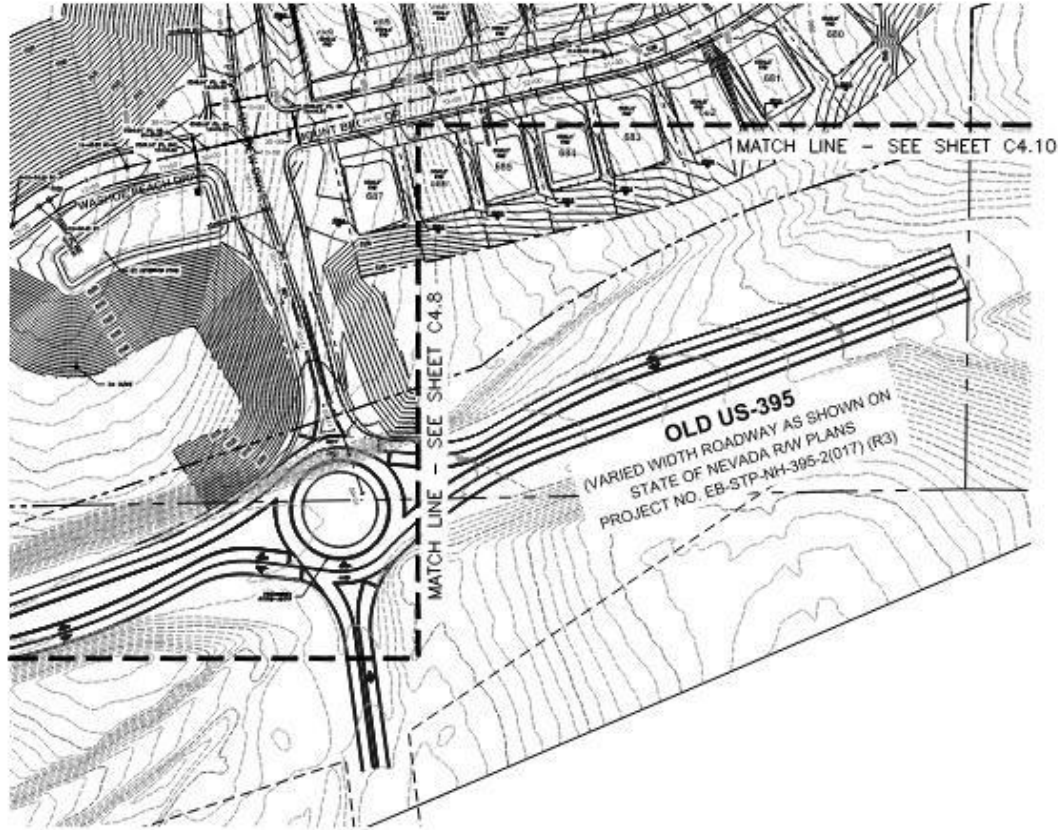
1. DURING TIME OF FUTURE CONSTRUCTION A MINIMUM OF TWO POINTS OF SURFACE EGRESS MUST BE PRESENT AT ALL TIMES.
2. ALL RETAINING WALLS ARE TO BE PRIVATELY MAINTAINED.

SIERRA REFLECTIONS  
COMMON OPEN SPACE TENTATIVE MAP  
GRADING PLAN

WASHOE COUNTY NEVADA

**Bowman**  
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JOB NO: 21126-02 DATE: 11-06-2025

SIERRA REFLECTIONS  
 COMMON OPEN SPACE TENTATIVE MAP  
 GRADING PLAN



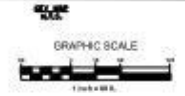
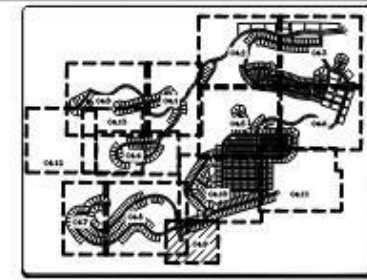
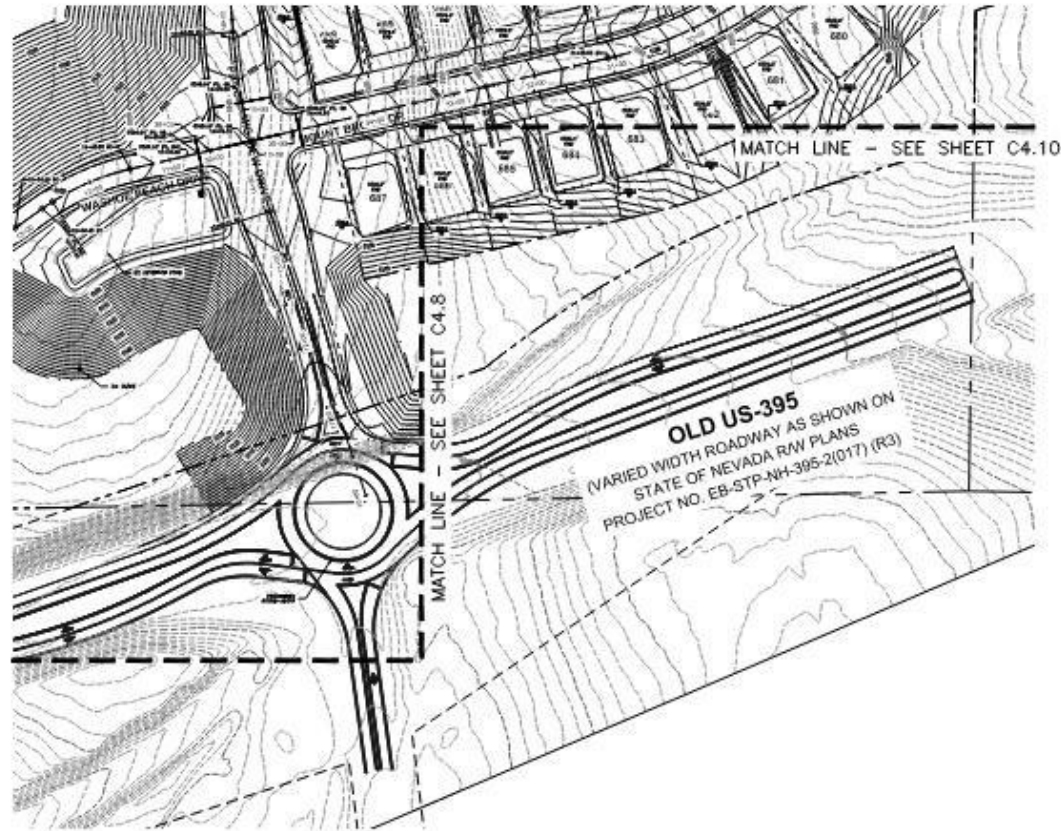
- GRADING NOTES**
1. DURING TIME OF FUTURE CONSTRUCTION A MINIMUM OF TWO POINTS OF ACCESS TO EGRESS MUST BE PRESENT AT ALL TIMES.
  2. ALL RETAINING WALLS ARE TO BE PRIVATELY MAINTAINED.

SIERRA REFLECTIONS  
 COMMON OPEN SPACE TENTATIVE MAP  
 GRADING PLAN

WASHOE COUNTY NEVADA

**Bowman**  
 1150 CORPORATE BLVD. | RENO, NV 89502  
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 JOB NO. 21126.02 DATE: 11-05-2025

SIERRA REFLECTIONS  
COMMON OPEN SPACE TENTATIVE MAP  
GRADING PLAN



GRADING NOTES

1. DURING TIME OF FUTURE CONSTRUCTION A MINIMUM OF TWO POINTS OF ACCESS TO FORESS MUST BE PRESENT AT ALL TIMES.
2. ALL RETAINING WALLS ARE TO BE PRIVATELY MAINTAINED.

SIERRA REFLECTIONS  
COMMON OPEN SPACE TENTATIVE MAP  
GRADING PLAN

WASHOE COUNTY NEVADA

**Bowman**

1150 CORPORATE BLVD. | RENO, NV 89502  
775-856-1150 MAIN | BOWMAN.COM

JCR NO. 211261.02 DATE: 11-06-2025

SHEET C4.9 OF 54

C:\Users\jcr\OneDrive\Documents\211261\211261.dwg

**SIERRA REFLECTIONS**  
**COMMON OPEN SPACE TENTATIVE MAP**  
**GRADING PLAN**

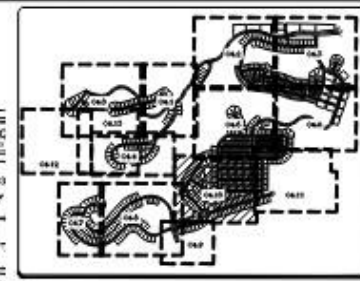
MATCH LINE - SEE SHEET C4.5

MATCH LINE - SEE SHEET C4.4

MATCH LINE - SEE SHEET C4.8

MATCH LINE - SEE SHEET C4.9

MATCH LINE - SEE SHEET C4.11



**GRADING NOTES**

1. DURING THE OF FUTURE CONSTRUCTION A SURVEY OF TWO POINTS OF INTEREST & CORNER MUST BE PRESENT AT ALL TIMES.
2. ALL RETAINING WALLS ARE TO BE PRIVATELY MAINTAINED.

SIERRA REFLECTIONS  
 COMMON OPEN SPACE TENTATIVE MAP  
 GRADING PLAN

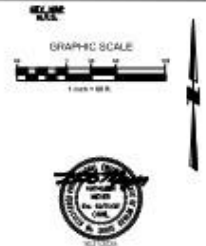
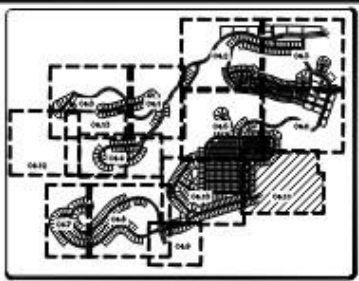
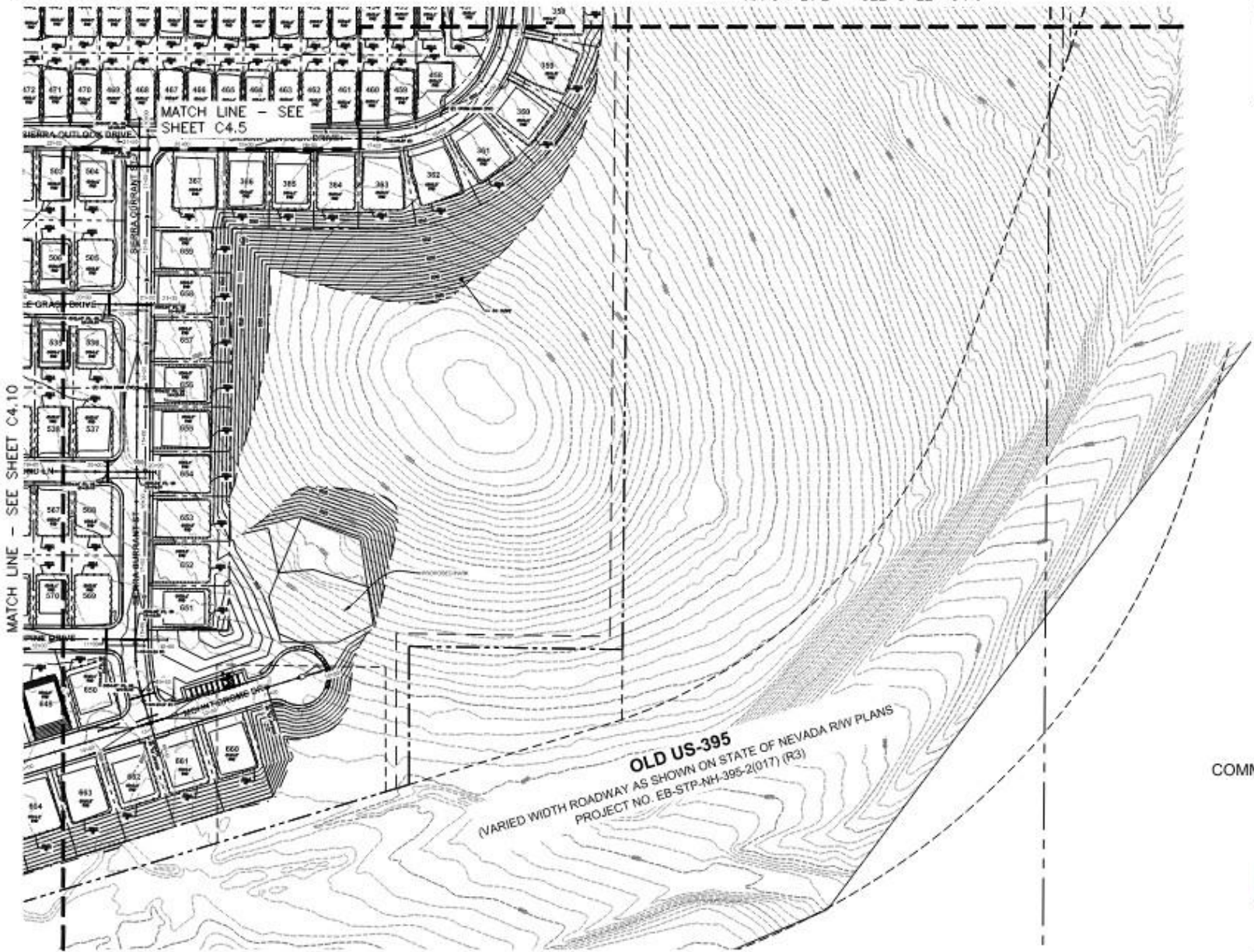
WASHOE COUNTY NEVADA

**Bowman**  
 1150 CORPORATE BLVD. | RENO, NV 89502  
 775-856-1150 MAIN | BOWMAN.COM  
 JOB NO. 21126.02 DATE: 11-09-2025

OLD US-395  
 (VARIED WIDTH ROADWAY AS SHOWN ON STATE OF NEVADA R/W PLANS  
 PROJECT NO. EB-STP-NH-395-2(017) (R3)

**SIERRA REFLECTIONS**  
**COMMON OPEN SPACE TENTATIVE MAP**  
**GRADING PLAN**

MATCH LINE - SEE SHEET C4.6



- GRADING NOTES**
1. DURING THE OF FUTURE CONSTRUCTION A MINIMUM OF TWO POINTS OF ACCESS & EGRESS MUST BE PRESENT AT ALL TIMES.
  2. ALL RETAINING WALLS ARE TO BE PRIVATELY MAINTAINED.

SIERRA REFLECTIONS  
 COMMON OPEN SPACE TENTATIVE MAP  
 GRADING PLAN

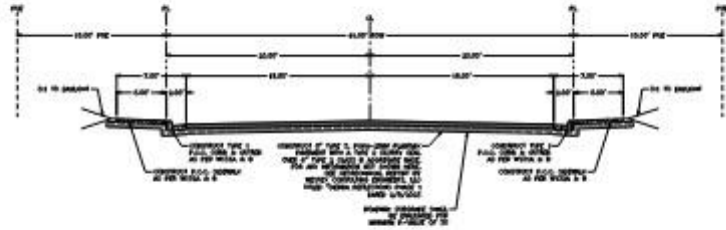
WASHOE COUNTY NEVADA

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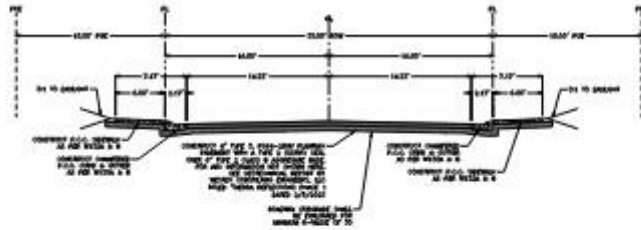
# SIERRA REFLECTIONS

## COMMON OPEN SPACE TENTATIVE MAP

### DETAILS



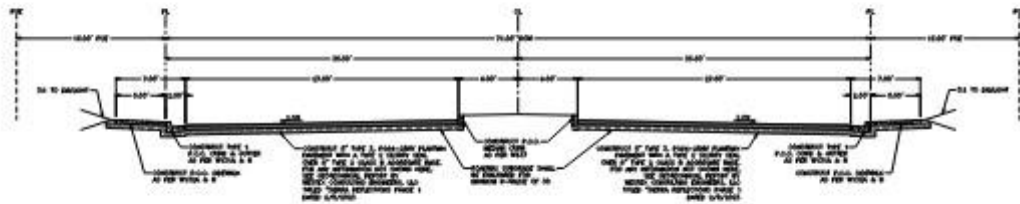
1 41' STREET ROW SECTION  
SCALE: 1" = 5'



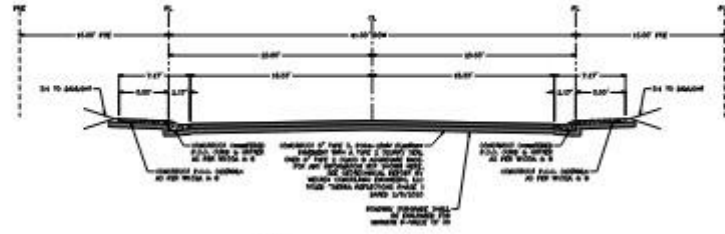
2 33' STREET ROW SECTION  
SCALE: 1" = 5'



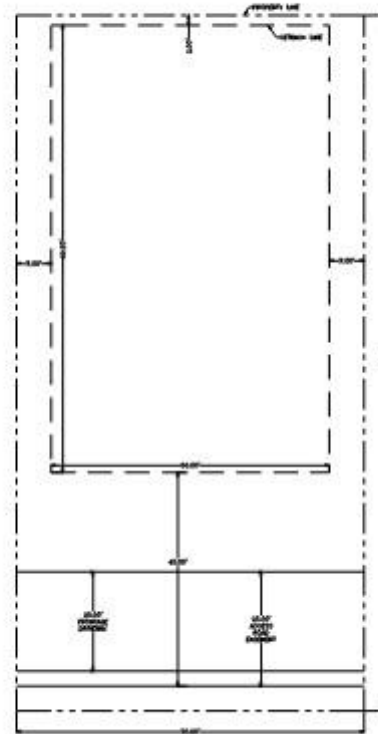
3 ACCESS ROAD  
SCALE: 1" = 5'



4 71' STREET ROW SECTION  
SCALE: 1" = 5'



1A 41' STREET ROW SECTION  
SCALE: 1" = 5'



5 70 x 140 TYP. LOT  
SCALE: 1" = 10'

**LOT SETBACK NOTE**  
ONE ACRE LOT SETBACK DETAIL NOT SHOWN FOR CLARITY. ALL ONE ACRE LOTS WILL FOLLOW SETBACK REQUIREMENTS OUTLINED IN THE WASHOE COUNTY DEVELOPMENT CODE FOR LDC (LOW DENSITY SUBURBAN).



SIERRA REFLECTIONS  
COMMON OPEN SPACE TENTATIVE MAP  
DETAILS

WASHOE COUNTY NEVADA

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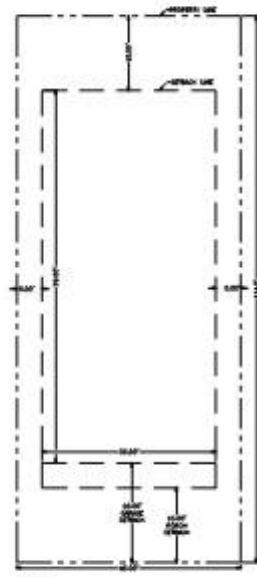
JOB NO: 21106.00 DATE: 11-05-2023

SHEET C5.0 OF 54

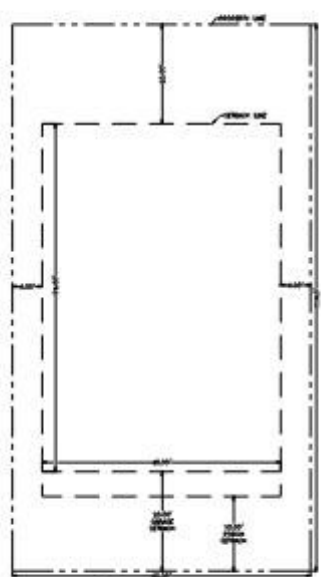
# SIERRA REFLECTIONS

## COMMON OPEN SPACE TENTATIVE MAP

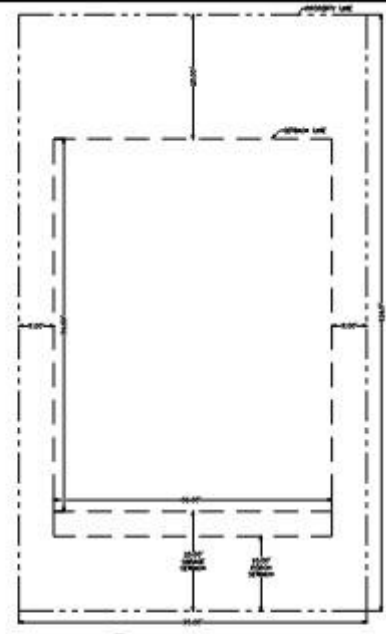
### DETAILS



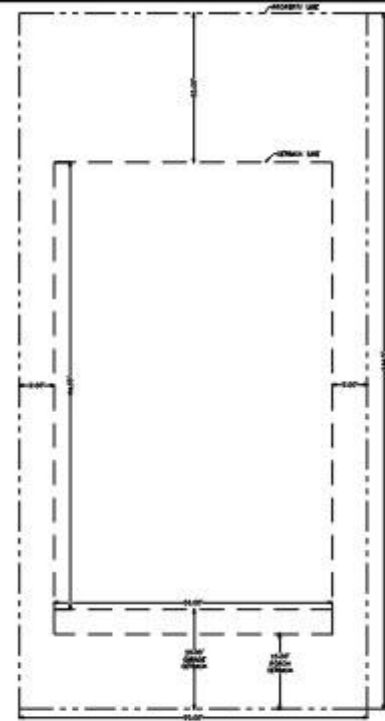
1 45 x 114.5 TYP. LOT  
SCALE: 1" = 10'



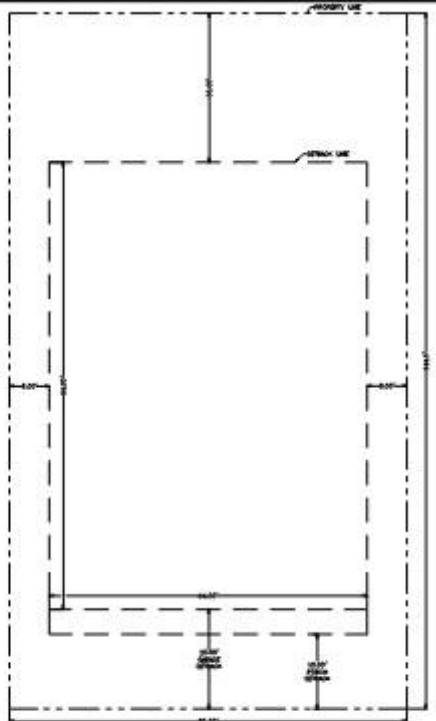
3 60 x 114.5 TYP. LOT  
SCALE: 1" = 10'



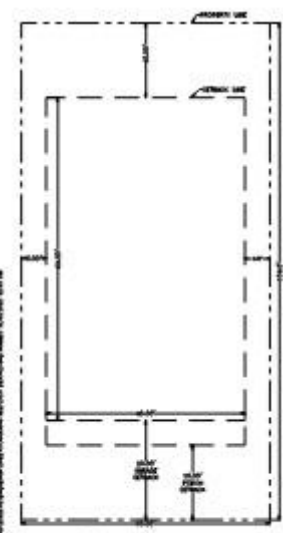
5 70 x 124.5 TYP. LOT  
SCALE: 1" = 10'



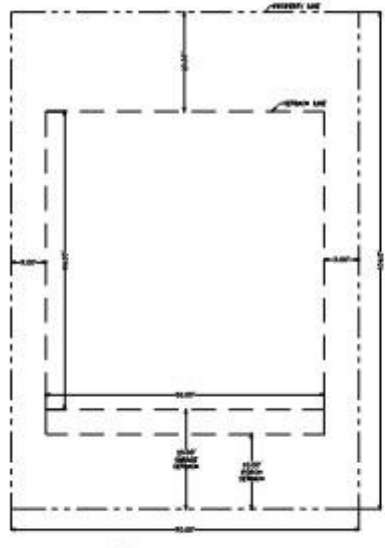
7 70 x 144.5 TYP. LOT  
SCALE: 1" = 10'



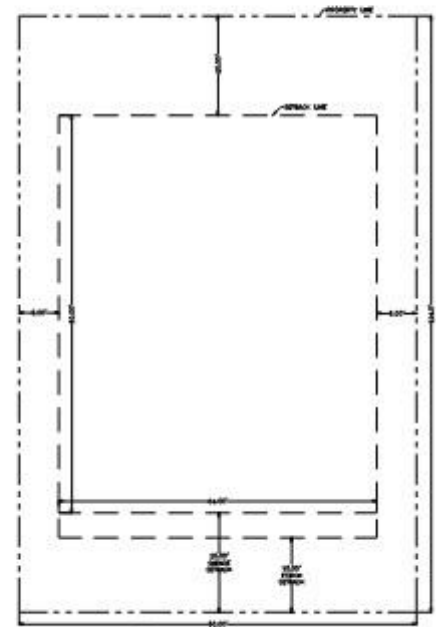
8 80 x 144.5 TYP. LOT  
SCALE: 1" = 10'



2 50 x 104.5 TYP. LOT  
SCALE: 1" = 10'



4 70 x 104.5 TYP. LOT  
SCALE: 1" = 10'



6 80 x 124.5 TYP. LOT  
SCALE: 1" = 10'

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DETAILS

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# Cut and Fill Exhibit

